WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002563 **DEEDWARR**
05/12/2023 10 49 56 AM 2 pgs
Fees $13 00 Taxes $2,386 50

20230512-0035517

B-TWG-23-1531

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXP. 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Elnathan, LLC	**New Owner**	
(NAME) **349 Canton Stone Drive**	(NAME)	**072-15-2M-003 00-CO**
(ADDRESS) **Franklin, TN 37067**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACQUELYN E. COONEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELNATHAN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

Land in Davidson County, Tennessee, being Unit No 3, Riverside Station, a Planned Unit Development, Horizontal Property Regime with Private Elements, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No 202000114-0005127 in the Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Riverside East Development, LLC, a Tennessee limited liability company by Special Warranty deed from Cynthia P Sewell, an unmarried person and Anna Kate C. Stallings, a married person and Equitable Trust Company, Trustee of the Augustus Stanford Cannon Trust u/a dated March 02, 2015 and Equitable Trust Company, as Trustee of the Emmeline Maeve Cannon Trust u/a dated March 02, 2015 and Pendleton Square Trust Company, LLC, Successor Trustee - James Isaac Cannon Trust u/a dated March 02, 2015, of record in Instrument No 20190515-0045894, Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 15, 2019

Being the same property conveyed to Jacquelyn E Cooney, an unmarried woman by Warranty Deed from Riverside East Development, LLC, a Tennessee limited liability company of record as Instrument Number 20210504-0059890, Register's Office for Davidson County, Tennessee, dated May 03, 2021 and recorded on May 04, 2021 Jacquelyn E Cooney, having since married Said property is not and has never been her primary marital residence

This conveyance is subject to
• Taxes for the year 2023, a lien not yet due and payable
• Subject to all matters shown on the Plan of record in Plat Book 332, Page 118, Register's Office for Davidson County, Tennessee
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200114-0005127, Register's Office for Davidson County, Tennessee
• Charter for Riverside Station HOA, Inc of record in Instrument Number 20200114-0004967, in the Register's Office for Davidson County, Tennessee
• Access Easement of record in Instrument Number 20191127-0122948, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Public Right of Way of record in Instrument No 20200206-0014101, in the Register's Office for Davidson County, Tennessee
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200221-0019754, in the Register's Office for Davidson County, Tennessee
• Notice of Land Use Restrictions of record in Instrument Number 20210331-0042498, in the Register's Office for Davidson County, Tennessee

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, Page 660, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1531 Riverside Drive, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 9th DAY OF MAY, 2023.

Jacquelyn E. Cooney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUELYN E COONEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 9th of May, 2023

Notary Public
My Commission Expires. _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212