ADDRESS NEW OWNER: Jonathan Alphonse Marchineck
Remi Kate Williams
1341 Riverbrook Drive
Hermitage, TN 37076

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 0097 02 0A 295.00CO

Karen Johnson Davidson County
Batch# 1009188 DEEDWARR
05/31/2023 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230531-0040758

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Keri N. Jordan, single woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Alphonse Marchineck, a single man and Remi Kate Williams, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 295 on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Plat at Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Keri N. Jordan, single woman, by deed from Brittany Rogers, single woman, recorded November 20, 2017, of record in Instrument No. 20171120-0118759, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1341 Riverbrook Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantees at closing.(2) All matters appearing on the Plat of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee. As applicable, see also Instrument No. 20120307-0020010, said Register's Office.(3) Declaration of Covenants, Conditions and Restrictions of Villages of Riverwood of record in Instrument No. 20080408-0035557, Supplement [annexing Section One, Phase 3B], of record in Instrument No. 20140424-0034614, Amendment in Instrument No. 20170906-0091483, said Register's Office.(4) Quitclaim Deed to The Village of Riverwood Homeowners Association, Inc for Oen Space of record in Instrument No. 20080630-0067054 and Instrument No. 20110427-0032200, said the Register's Office(5) Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, said Register's Office.(6) Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office.(7) Inspection and Maintenance Agreement for Private Stormwater Management Facility of record in Instrument No. 20070713-0083651, said Register's Office.(8) Transmission Line Easement of record in Book 4586 Page 242, said Register's Office.(9) Easement conveyed to Comcast of Nashville I LLC of record in Instrument No. 20090109-0002452, said Register's Office.(10) Restrictive Covenant for Detached Structures in Instrument No. 20120320-0023510, said Register's Office.(11) Notice of Completion of record in Instrument No. 20120802-0068513, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of May 2023.

Keri N. Jordan

Keri N. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Keri N. Jordan, single woman,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 25th day of May 2023.

Notary Public
My Commission Expires: 7-9-24

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Kelly Barfield
Affiant

Subscribed and sworn before me this 25th day of May 2023.

Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. 2305-061

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/25/2023.

Affiant Signature – Joshua A. Terry

5/30/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2025
COUNTY OF WILLIAMSON