THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544611

Karen Johnson Davidson County
Batch# 1020660 DEEDWARR
06/29/2023 11 13.28 AM 2 pgs
Fees $13 00 Taxes $1,602 10

20230629-0049712

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $433,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2023

Notary Public
My Commission Expires

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cooper Stout and McKenzie Stout 3921 Bridgeview Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141 06 0C 053.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Taylor Drees and Laura Drees, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cooper Jackson Stout and McKenzie Jane Stout, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Riverbridge Community Phase 1B, A Planned Unit Development, of record in Plat at Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Drees and Laura Drees, husband and wife, by Warranty Deed from John M. Weldon and wife, Rosemary Weldon, husband and wife, of record in Instrument No. 20200616-0062217, in the Register's Office of Davidson County, Tennessee, dated June 09, 2020 and recorded on June 16, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverbridge Community Phase 1B, A Planned Unit Development, as recorded in Instrument No. 20030709-0094605.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat Riverbridge Development, as recorded in Instrument No. 20020709-0082561.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044 and as amended in Instrument No. 20030303-0027396 and Supplemented in Instrument No. 20030806-0111893.

Easement for Public Utilities, recorded in Book 7601, Page 415; Book 9443, Page 947.

Easement recorded in Book 1298, Page 244; Instrument No. 20140114-0003778.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

This is improved property located at 3921 Bridgeview Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2023

Taylor Drees

Laura Drees

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor Drees and Laura Drees, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2023

Notary Public
My Commission Expires:

