Karen Johnson Davidson County
Batch# 1021185 DEEDWARR
06/30/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20230630-0050012

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Emily Manno
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2023

D. Hardwick
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

MST 2023-0646

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Kyle Helander and Sara Rojas Isaza	Same as	097-02-0A-341.00 CO
(NAME)	(NAME)	
2516 River Trail Drive	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William W. Meek, Jr and Lindsey P. Meek, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Kyle Helander, a single person and Sara Rojas Isaza, a single person, as tenants in common with rights of survivorshipfe,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 341 on the plan of Villages of Riverwood, Section One Phase 4B, of record in Instrument. 20130628-0067075, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a completer and more accurate legal description.

Being the same property conveyed to William W. Meek Jr and Lindsey P. Meek, husband and wife by Warranty deed from Mike Montandon and Leesa Montandon, husband and wife of record in Instrument No. 20150623-0060050 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 23, 2015.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20130628-0067075, Register's Office for Davidson County, Tennessee. Stormwater Maintenance Agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee. Stormwater Drainage Easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee. Declaration of Easement of record in Instrument Number

20081209-0118828, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20080404-035557, and as amended in Instrument No. 20110427-0032201, Instrument No. 20140416-0031645, Instrument No. 20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0031614, Instrument No. 20140424-003615, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617 & Instrument No. 20140424-0034618, Instrument No. 20170906-0091483, Instrument No. 20161101-0115412 , Instrument No. 20180502-0041808, Instrument No. 20170621-0062258, and Instrument No. 20170621-006225 , Instrument No. 20161021-0111233 , Instrument No. 20160226-0018415 , Instrument No. 20160226-0018414. in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee. Sanitary Sewer & Pumping Station Easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee. Storm Water Drainage Easement Agreement of record in Instrument Number 20100108-0001965, in the Register's Office for Davidson County, Tennessee. Storm Water Drainage and Detention Easement Agreement of record in Instrument Number 20100108-0001966, in the Register's Office for Davidson County, Tennessee. Slope Easement Agreement of record in Instrument Number 20100108-0001968, in the Register's Office for Davidson County, Tennessee.

This property, known as 2516 River Trail Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 27th DAY OF June, 2023.

William W. Meek, Jr

Lindsey P. Meek

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF Tennessee

COUNTY OF Williamson

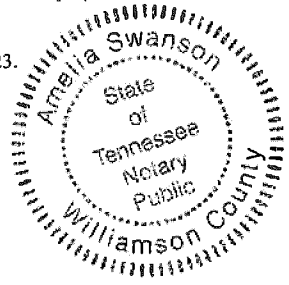
Personally appeared before me, the undersigned, a Notary Public in and for said State and County, William W. Meek, Jr and Lindsey P. Meek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of June, 2023.

Notary Public

My commission expires: 3/23/27

(SEAL)



Certificate of Authenticity

I, DEBORAH DEVINE, 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 June 27, 2023.

Date

Affiant Signature

6-29-23

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 29 day of June, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)