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

CRT File No. 230644948

Karen Johnson Davidson County
Batch# 1029633 **DEEDWARR**
07/24/2023 09 36 22 AM 2 pgs
Fees: $13 00 Taxes $1,768 60

20230724-0056690

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $478,000.00

Affiant

Subscribed and sworn to before me, this 20th day of July, 2023

Notary Public
My Commission Expires 6/29/27

JOANNA J HORVAT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner.	Send Tax Bills To.	Tax Information.
Richard C Cutting 2832 Whitebirch Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 097 02 0A 609.00

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, **Regina K. Wogoman, an unmarried woman and William E. Chapman an unmarried man, as tenants in common with right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard C. Cutting, an unmarried individual,** ("Grantees"), their 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. 609 on the Plat of Villages of Riverwood, Section One, Phase 5A, of record in Instrument No 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Regina K. Wogoman an unmarried woman and William E. Chapman, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Beazer Homes, LLC, A Delaware Limited Liability Company, of record in Instrument No 20170607-0056939, in the Register's Office of Davidson County, Tennessee, dated June 05, 2017 and recorded on June 07, 2017.

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 Villages of Riverwood, Section One, Phase 5A, as recorded in Plat Instrument No. 20161011-0107256

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557; as amended in Instrument No. 20170906-0091483 and as Supplemented in Instrument No 20161021-0111233

Easement for Slope, recorded in Instrument No. 20100108-0001968

Easement for Sanitary Sewer and Pumping Station, recorded in Instrument No. 20051219-0152201

Easement for Storm water Drainage, recorded in Instrument No 20051219-0152202 and Instrument No. 20100108-0001965.

Easement for Storm Water Drainage and Detention, recorded in Instrument No. 20100108-0001966, and amended in Instrument No. 20161101-0115412

Easement recorded in Instrument No 20081209-0118828 and Instrument No. 20090109-0002452.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070713-0083651.

Temporary Slope Easement Agreement as set forth in instrument recorded in Instrument No 20100108-0001967.

This is improved property located at 2832 Whitebirch Drive Hermitage TN 37076

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 20th day of July, 2023

Regina K. Wogoman

William E. Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Regina K. Wogoman and William E. Chapman, 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 20th day of July, 2023

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024