RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030252 DEEDWARR
07/25/2023 10 21.53 AM 2 pgs
Fees $13 00 Taxes $2,367 63

20230725-0057201

W-P-23-7213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/2026

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)
Rachel C. Adams and John Wallace Adams, III **Jill P. Musca**	**Bank of England**	
(NAME) **7213 Riverfront Drive**	(NAME) **5 Statehouse Plaza, #500**	**126-16-0A-516 00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Little Rock, AR 72201**	
(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, **DANIEL JULIAN COTTONE AND RACHAEL ANNE HANEY-COTTONE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL C. ADAMS AND JOHN WALLACE ADAMS, III, WIFE AND HUSBAND AND JILL P. MUSCA, OTHER,** 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 Lot No 291, on the Plan of Riverwalk, Phase 3C, of record in Instrument No 200507060077607, and Surveyor's Certificate of Correction in Instrument No. 20070320-0038464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Daniel Julian Cottone and Rachael Anne Haney-Cottone, husband and wife by Warranty Deed from Gerold Freeman and Carolyn Freeman, husband and wife and Stephen M Freeman and Stacy Freeman, husband and wife of record in Instrument No 20200512-0049284 Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 12, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No 20060104-0001187, and Instrument No 20070330-0038464 Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan PUD Boundary Plat of record as Instrument Number 20011024-0115969, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20031014-0151984, Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, Instrument No 2002042-0050565, Instrument No. 20040430-0049813 and Instrument No. 20040506-0051985 and Instrument No 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061130-136691, Instrument No 20040430-0049313, and Instrument No 20061214-0154502, Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument Number 20011105-0121083, in the Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Instrument Number 20020425-0051371 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee
- Road and Utility Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreements of record in Instrument Number 20010919-0101279 and Instrument No 20021119-0143687, in the Register's Office for Davidson County, Tennessee
- Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee
- Easement for Nashville Chattanooga and St Louis Railway of record in Book 513, Page 396, in the

Register's Office for Davidson County, Tennessee
• Easement for TVA of record in Book 4205, Page 194 and Book 4226, page 715 and Book 4257, page 647 and Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee
• Easement for Tennessee Electric Power Co of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee
• Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee
• Easement for Public Utilities of record in Instrument Number 20021125-0145984, in the Register's Office for Davidson County, Tennessee
• Subject to all matters shown on the Plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Register's Office for Davidson County, Tennessee
• Open Space and Common Area of record in Instrument Number 20020424-0050564 and Instrument No 20040827-0103644, in the Register's Office for Davidson County, Tennessee
• Strom Water Detention Agreement of record in Instrument Number 20021119-0143687, Instrument No 20040826-0103240 and Instrument No 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040812-0097619, 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 **7213 Riverfront Drive, Nashville, Tennessee 37221**

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 21st DAY OF JULY, 2023

Daniel Julian Cottone

Rachael Anne Haney-Cottone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL JULIAN COTTONE, 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 21st of July, 2023

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHAEL ANNE HANEY-COTTONE, 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 21st of July, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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