WARRANTY DEED

Karen Johnson
Batch# 1036653
08/09/2023 02:30:09 PM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20230809-0061828

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

G-P-23-4209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Jackie Eugene Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Cynthia Dawn Knight and Jackie Eugene Moore	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**141-06-0C-129.00-CO**
4209 Blackwater Drive	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Fort Worth, TX 76161-0292**	
(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, **CASEY CLEVELAND, MARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYNTHIA DAWN KNIGHT AND JACKIE EUGENE MOORE, WIFE AND HUSBAND,** 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. 155 on the Plan of Final Plat of Riverbridge, Phase 2, Section 1 of record in Plat at Instrument No. 20090205-0009854, 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 Casey Thomson, an unmarried woman by Warranty deed from Richard D. Dortch, a married man of record in Instrument No. 20191007-0102277 Register's Office for Davidson County, Tennessee, dated September 18, 2019 and recorded on October 07, 2019.

The said Casey Thomson having since married and is now known as Casey Cleveland. Kevin Cleveland joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of PUD Boundary Plat, Riverbridge Development in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of Final Plat, Riverbridge ROW Dedication of record in Instrument No. 20081208-0118318, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396, supplemented in Instrument No 20030806-0111893, supplement annexing Phase 2, Sec. 1, in Instrument No. 20090317-0023975, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to The Townhomes of Riverbridge HOA of record in Instrument Number 20090317-0023974, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20021217-0155374 and Instrument No. 20031106-0163291, in the Register's Office for Davidson County, Tennessee.
- Easements and rights granted to Nashville, Chattanooga & St. Louis Railway in Deed 1298, page 244, Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Public Utilities of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement by and between CSX Transportation, Inc. and Beazer Homes Corp. of record in Instrument Number 20090508-0042536, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104692, 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: **4209 Blackwater 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 7th DAY OF AUGUST, 2023.

Casey Cleveland

Kevin Cleveland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY CLEVELAND, 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 7th of August, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN CLEVELAND, 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 7th of August, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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