Karen Johnson Davidson County
Batch# 1036800 DEEDWARR
08/10/2023 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230810-0062027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

JM-P-23-6524

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)
Kameran Ann Laux and Nathaniel Tanner Laux	**US Community Credit Union**	
(NAME)	(NAME)	**126-16-0A-094.00-CO**
6524 Westfall Dr	**2618 Old Lebanon Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37214**	
(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, **STANLEY JAY SHEPPARD AND KAREN LOUISE SHEPPARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAMERAN ANN LAUX AND NATHANIEL TANNER LAUX, 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. 94 on the Plan of Final Plat of Riverwalk, Phase 1A Section 1 and Phase 1B Section 1 of record in Instrument No. 20011026-0117231, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stanley Jay Sheppard and Karen Louise Sheppard, husband and wife by Warranty deed from Barclay R. Owens, unmarried of record in Instrument No. 20141209-0112472 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 09, 2014.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument Number 20011105-0121083; as amended in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985;Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; and Instrument No. 20061214-0154502, and Instrument No. 20220804-0088700 Register's Office for Davidson County, Tennessee.
- Charter of Riverwalk Homeowners Association, Inc of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Quitclaim conveying the open space and common areas to Riverwalk Homeowner's Association, Inc. of record in Instrument No. 20020424-0050564, in the Register's Office for Davidson County, Tennessee.
- Easement and rights granted to Nashville, Chattanooga, and St. Louis Railway of record in Book 315, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement and rights granted to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- Easement and Rights-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194 and Book 4226, Page 715, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; Instrument No. 20021125-0145984; Instrument No. 20040812-0097619 and Instrument No. 20040817-0099486, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010919-0101279 and Instrument No. 20040826-0103240, 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.
- Grant of Transmission Line Easement of record in Book 4257, Page 647 and Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
- Declaration of Roads and Utilities Access Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Easement to US Sprint Communications of record in Instrument Number 20140114-0003778, 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: **6524 Westfall Dr, 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 8th DAY OF AUGUST, 2023.

Stanley Jay Sheppard

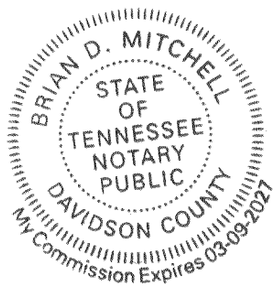
Karen Louise Sheppard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY JAY SHEPPARD, 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 8th of August, 2023.

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

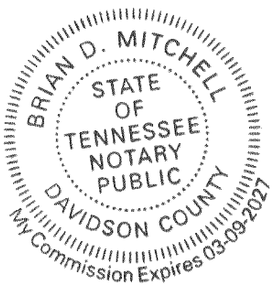


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN LOUISE SHEPPARD, 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 8th 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

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of August, 2023.

Affiant Signature
Date 8-8-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024