Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230845497

Karen Johnson Davidson County
Batch# 1050259 **DEEDWARR**
09/15/2023 10 05 13 AM 2 pgs
Fees $13 00 Taxes $2,214 45

20230915-0072401

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $598,499.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2023.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Lower Burman and Lauren Hicks Burman 6629 Valleypark Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126-16-0A-055.00-CO

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, **Richard Oliver Muth and Glenda Michele Duty Muth, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark Lower Burman and Lauren Hicks Burman, husband and wife**, ("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. 55 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Richard Oliver Muth and Glenda Michele Duty Muth, husband and wife by Warranty deed from Jack L. Jakobik, Jr and Gina E. Jakobik, husband and wife of record in Instrument No. 20220831-0098077 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on August 31, 2022

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 and assessments for the year 2023 and subsequent years, not yet due and payable.

Subject to all matters shown on the 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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 as further amended in Instrument Number 20220804-0088700, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

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 Number 20020425-0051371; Instrument No. 20020424-0050564; Instrument No. 20040827-0103644 and Instrument No. 20071220-0145869, 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; Instrument No 20021119-0143687; Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, 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 in 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.

This is improved property located at 6629 Valleypark Drive Nashville TN 37221

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, this instrument effective as of the 14th day of September, 2023.

Richard Oliver Muth

Richard Oliver Muth

Glenda Michele Duty Muth

Glenda Michele Duty Muth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Oliver Muth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenda Michele Duty Muth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025