WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052374 DEEDWARR
09/21/2023 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,789.80
20230921-0074117

DM-BMR-23-932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $754,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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

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)
Richard Paul Urtz and Ashley Ryan Urtz Kenneth Paul Urtz and Pamela Jo Urtz	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **932 Falling Water Ct**	(NAME) **1036 Stearman Drive, Ste. 6**	**126-16-0A-482.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **White House, TN 37188**	
(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, **JENA BROWN AND EDWARD PAILET, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD PAUL URTZ AND ASHLEY RYAN URTZ, HUSBAND AND WIFE (FIRST PARTY); AND KENNETH PAUL URTZ AND PAMELA JO URTZ, HUSBAND AND WIFE (SECOND PARTY), AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 169 on the Final Plat of Riverwalk, Phase 2-D, of record in Instrument No. 20041020-0126324 as corrected in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jena Brown and Edward Pailet, wife and husband by Warranty deed from Brittany Leigh Bishop a/k/a Brittany Bishop Lasater, unmarried of record in Instrument No. 20211102-0146806 Register's Office for Davidson County, Tennessee, dated February 27, 2021 and recorded on November 12, 2021. (Value of consideration shown in aforementioned deed $599,900.00.)

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument Number 20041020-0126324, as amended by Surveyors Certificate of Correction of record in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee.
- PUD Boundary Plat of record in Instrument No. 20011024-0115969, in the 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 No. 20011105-0121083, as amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No.20060320-0031638, Instrument No. 20061103-0136691, Instrument No. 20050308-0025001 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter for Riverwalk of record in Instrument No. 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument No. 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.
- Declaration of Road and Utilities Access Easement of record in Instrument No.20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Easements to Nashville, Chattanooga and St. Louis Railways of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easements to 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.
- Right-of-Way Easements to Tennessee Valley Authority of record in Book 4205, Page 194, book 4226, Page 715, and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.

• Easements to Harpeth Valley Utilities of record in Book 7526, Page (s) 315, 318 and 324, in the Register's Office for Davidson County, Tennessee.
• Landscape Agreement of record in Instrument No. 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, in the Register's Office for Davidson County, Tennessee.
• Public Utilities Easement of record in Instrument No. 20021125-0145984, in the Register's Office for Davidson County, Tennessee.
• All matters on an old Plat of record in Book 1, Pages 25 and 121, Chancery Court of Davidson County, Tennessee.
• Quitclaim Deed conveying open space and common areas to Homeowner's Association of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
• Easement to U.S. Spring Communications Company of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **932 Falling Water Ct, 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 20 DAY OF SEPTEMBER, 2023.

Jena Brown

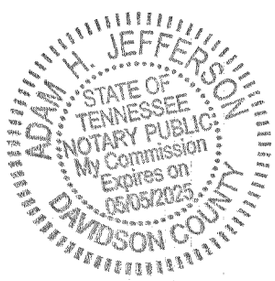
Edward Pailet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENA BROWN, 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 20th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

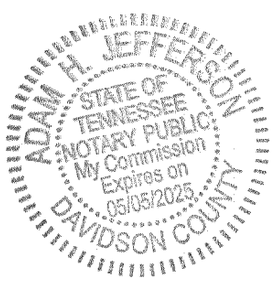


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD PAILET, 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 20th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, **Tammy Carney,** 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 20th day of September, 2023.

Tammy Carney
Affiant Signature
Date 9/20/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027