THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37842-08-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me this 21st September, 2023. Notary Public My Commission Expires: 9-6-26

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ronald J. Tormey, Toni N. Tormey 7093 Bridgeport Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 126160A24100CO

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, **Jill Hall and James Michael Hall, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ronald J. Tormey and Toni Norene Tormey, husband and wife** ("Grantees"), heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7093 Bridgeport Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1054990 DEEDWARR
09/28/2023 11 47 02 AM 3 pgs
Fees $18 00 Taxes $1,683 50

20230928-0076193

IN WITNESS WHEREOF, Grantors have executed this instrument on the 21st day of September, 2023.

Jill Hall

James Michael Hall

STATE OF OHIO

COUNTY OF Miami

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

Witness my hand, at office, this 21st day of September, 2023.

Notary Public

My Commission Expires: May 14, 2025

NOTARIAL SEAL STATE OF OHIO

LATRIA ROBINSON
Notary Public, State of Ohio
My Commission Expires
May 14, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 448 on the Plan of Riverwalk Phase 2A, Section 1, as of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jill Royka, a married woman by deed dated December 17, 2004 from Corinthian Custom Homes, Inc. A Tennessee Corporation, of record in Instrument No. 20041229-0153704, Register's Office for Davidson County, Tennessee. Jill Royka having since divorced by Final Decree filed in Case No. 05D-4056, Eighth Circuit Court for Davidson County, Tennessee. Pursuant to Final Decree, subject property was divested out of Matthew John Royka and vested solely in Jill Stanley Royka. By Quitclaim Deed dated June 25, 2019 of record in Instrument No. 20190627-0062704, Register's Office for Davidson County, Tennessee, Jill Hall F/K/A Jill Royka conveyed subject property to Jill Hall and James Michael Hall, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 126160A24100CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985 and in Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Riverwalk Homeowner's Association, Inc. of record in Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Boundary Plan of record as Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1, pages 25 and 121, Chancery Court for Davidson County, Tennessee.
7. Easement for right-of-way of record in Book 751, page 375, and in Book 787, page 7 and Book 513, page 396, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, and in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318, and 324, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20010919-0101279 and in Instrument No. 20021119-0143687, and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
11. Landscape Agreement recorded in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.