Karen Johnson Davidson County
Batch# 1063137 DEEDWARR
10/20/2023 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20231020-0082356

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/20/2025

(AFFIX SEAL)

Y-SH-23-3081

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 William Nevin	First Vision Bank of Tennessee	
(NAME)	(NAME)	**141-06-0D-040.00-CO**
3081 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS) 372 W Northfield Blvd	
Nashville, TN 37221	Murfreesboro, TN 37129	
(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, **ANGELA AILEEN GRANT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD WILLIAM NEVIN, UNMARRIED MAN,** 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 Unit No. 40 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Angela Aileen Grant, a single woman by Warranty deed from Courtney G. Hethcoat n/k/a Courtney Hethcoat Dehoff, married and Lawrence H. Hethcoat II, married as joint tenants in common with a right of survivorship of record in Instrument No. 20100201-0007753 Register's Office for Davidson County, Tennessee, dated January 25, 2010 and recorded on February 1, 2010.

This conveyance is subject to:
• Taxes for the year 2023, a lien paid at closing.
• Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
• All matters shown on the Boundary Plan of record in Instrument No. 20020709-0082561, 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 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
• By-Laws for HOA of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to HOA in of record in Instrument No. 20030303-0027398, Instrument No. 20030303-0027395, Instrument No. 20030806-0111892, Instrument No. 20090317-0023974 and Instrument No. 20100330-0023631, 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, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20090317-0023975 and Instrument No. 20100330-0023630, Register's Office for Davidson County, Tennessee.
• Charter of Riverbridge Homeowners Association, Inc of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
• By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.
• Right of Way for N C & St. L Railway of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.

• Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
• Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, Register's Office for Davidson County, Tennessee.
• Ingress and Egress Easement to cemetery set out in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20121114-0104692, in the Register's Office for Davidson County, Tennessee.
• Easement to Metropolitan Government of Nashville of record in Instrument Number 20021217-0155373, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20140402-0027293 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: **3081 Harpeth Springs 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 16th DAY OF OCTOBER, 2023.

Angela Aileen Grant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA AILEEN GRANT, 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 16th of October, 2023.

Notary Public
My Commission Expires:
(SEAL)

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 16, 2023.

J. Carlton Drumwright

October 16, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 16, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY