Karen Johnson Davidson County
Batch# 1069649 DEEDWARR
11/08/2023 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20231108-0087227

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Leah Espey
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

B-VRE-23-3824

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)
Leah Christine Espey	**Nations Lending Corporation**	
(NAME)	(NAME)	
3824 Hoggett Ford Rd	**4 Summit Park Drive, Suite 200**	**097-02-0A-212.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Independence, OH 44131**	
(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, **JAMES MICHAEL RICE, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEAH CHRISTINE ESPEY, A SINGLE WOMAN**, 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. 212 on the Plan of Final Plat Villages of Riverwood, Section One, Phase 3C of record in Plat at Instrument No. 20130405-0033853, 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 James Michael Rice, unmarried by Warranty deed from Jason Alan Hammond and Julie Rene Hammond, husband and wife of record in Instrument No. 20180606-0054299 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 06, 2018.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Instrument No. 20130405-0033853, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood, of record in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20140424-0034615, and Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument No. 20080630-0067054, and Instrument No. 20100108-0001971, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.

Declaration of Abandonment of Certain Electric Transmission Line Rights-of-Way by United State of America Instrument No. 20141103-0101036
- Storm water detention agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
- Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer & pumping station easement of record in Instrument No. 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
- Storm water drainage easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee.

- Storm water drainage easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, amended in Instrument No. 20161101-0115412, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 7621, Page 276, Book 4764, Page 324 and Book 4049, Page 395, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to the United States of America of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20170621-0062250, 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: **3824 Hoggett Ford Rd, Hermitage, Tennessee 37076**.

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 7th DAY OF NOVEMBER, 2023.

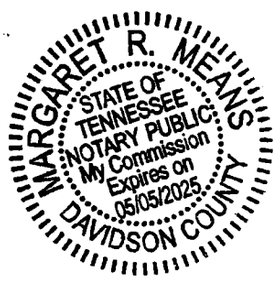
James Michael Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MICHAEL RICE, 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 7th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 7, 2023

Tori Cole
Affiant Signature

Date: 11/7/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 7, 2023

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-10-2024

Notary's Seal

