WARRANTY DEED

Karen Johnson Davidson County
Batch# 1081359 DEEDWARR
12/13/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20231213-0095857

W-KW-23-7420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 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)
Rachel Limor and Yonatan Gidon Limor	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **7420 Riverfront Drive**	(NAME) **1036 Stearman Drive, Ste 6**	**126-16-0A-498.00**
(ADDRESS) **Nashville, TN 37221-6571**	(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, **CARLA SMILEY PIERSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL LIMOR AND YONATAN GIDON LIMOR, WIFE AND HUSBAND,** 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. 186 on the Plan of Final Plat of Riverwalk, Phase 3D of record in Plat at Instrument No. 20050714-0081743, 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 Carla Pierson and Bradley Pierson, wife and husband by Warranty Deed from Christopher Holley and Gennine Holley, husband and wife of record in Instrument No. 202108100107658 Register's Office for Davidson County, Tennessee, dated August 3, 2021 and recorded on August 10, 2021.

Being the same property conveyed to Carla Smiley Pierson by Quit Claim Deed from Bradley Pierson of record in Instrument No. 202310300084734 Register's Office for Davidson County, Tennessee, dated October 26, 2023 and recorded on October 30, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years,
- All matters shown on the Plan of record as Instrument Number 20050714-0081743, Register's Office of Davidson County, Tennessee.
- Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, amended in Instrument No. 20040506-0051985 , Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
- By-Laws attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
- Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
- Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for Davidson County, Tennessee.

- Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
- Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for Davidson County, Tennessee.
- Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
- Easement for Nashville, Chattanooga and St. Louis Railway in Book 513, page 396, 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: **7420 Riverfront Drive, Nashville, Tennessee 37221-6571**.

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 11th DAY OF DECEMBER, 2023.

Carla Smiley Pierson

Bradley Pierson

Bradley Pierson, spouse of Carla Smiley Pierson, hereby joins in this conveyance and does transfer and convey any and all marital interest Bradley Pierson may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARLA SMILEY PIERSON AND BRADLEY PIERSON, the within named bargainor, 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 and official seal, this the 11th of December, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

True Copy Certification

I, **Pam Autry,** 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 11th day of December, 2023.

Affiant Signature

Date 12/11/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

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