Karen Johnson Davidson County
Batch# 1091344 DEEDWARR
01/12/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,633.90
20240112-0002918

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 DAVIDSON COUNTY CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $441,595.00 Affiant Subscribed and sworn to before me, this 8th day of January 2024. Notary Public My Commission Expires: 11-2-26

WARRANTY DEED

Address New Owner: Riverside Investments LLC 1806 Riverside Road Old Hickory, TN 37138	Send Tax Bills to: 4643 Brown Leaf Dr. Old Hickory, TN 37138	Tax Information: Tax Parcel ID No. 053-07-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW JAMISON HERRINGTON, AN UNMARRIED MAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RIVERSIDE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a part of Lot 32, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 32, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in Register's Office for Davidson County, Tennessee; fronting 130.2 feet on Riverside Road, containing 0.63 acres, more or less. And further being a part of Lot No. 33, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, page 131, in the Register's Office for Davidson County, Tennessee more particularly described as follows: BEGINNING with an iron pin on the northeast corner of Lot No. 33 and running thence the following courses and distances: (1) In a southerly direction along a curve, having radius of 345.2 feet, on westerly margin of Riverside Road 67.5 feet to an iron pin; thence (2) North 83 degrees 42' West 164.4 feet to an iron pin; thence (3) North 0 degrees 53' East 103.8 feet to an iron pin; thence (4) South 72 degrees 44' East 195.6 feet to an iron pin the point of beginning, containing .33 acres, more or less.

LESS AND EXCEPT the property described in deeds of record in Book 2855, page 605 and in Book 3249, page 340, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Jamison Herrington, an unmarried man by Warranty Deed from James N. Ledford, Jr. and Lori M. Davidson, husband and wife dated June 9, 2022 and recorded June 14, 2022 in Instrument No. 20220614-0067987, Register's Office of Davidson County, Tennessee.
This is improved property commonly known as: 1806 Riverside Road Old Hickory, TN 37138

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of January, 2024.

ANDREW JAMISON HERRINGTON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW JAMISON HERRINGTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8 day of January, 2024.

JENNIFER S. GHANEM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/12/2023 .

Affiant Signature

1/12/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of January, 2024 .

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

