WARRANTY DEED

Karen Johnson
Batch # 1095195
01/29/2024 09:46:54 AM
Fees: $13.00 Taxes: $1,813.00
20240129-0005793

Davidson County
DEEDWARR
2 pgs

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

G-P-23-7441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

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)
Matthew Donald Jones and Kelly Elizabeth Bonau	NEW OWNER	
(NAME)	(NAME)	**126-16-0A-627.00-CO**
7441 Riverland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **RACHEL A. CARLSON AND JUSTIN S. SATTERWHITE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW DONALD JONES AND KELLY ELIZABETH BONAU, HUSBAND AND WIFE,** 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. 382 on the Plan of Final Plat of Riverwalk, Phase 4C of record in Plat at Instrument No. 20060328-0035052, 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 Rachel Carlson and Justin S. Satterwhite, wife and husband by Warranty deed from Cameron T. Brown and wife, Ashley A. Brown of record in Instrument No. 20170418-0037676 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on April 18, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien n ot yet due and payable.
- Subject to PUD Boundary shown on the Plan of record as Instrument Number 20011024-0115969, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20060328-0035052, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Riverwalk with By-Laws appended thereto, of record in Instrument Number 20011105-0121083, as amended by Instrument Numbers 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20210324-0038869, 20061103-0136691, 20061214-0154502, and Instrument No. 20220804-0088700, Register's Office for Davidson County, Tennessee.
- Charter for Riverwalk HOA of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Numbers 20071220-0145869, in the Register's Office for Davidson County, Tennessee.
- Storm water detention Agreement of record as Instrument Numbers 20010919-0101279, 20021119-0143687, 20040826-0103240, 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Instrument Number 20021125-0145984, Book 7526, Page 315, Book 7526, Page 318 & Book 7526, Page 324, in the Register's Office for Davidson County, Tennessee.
- Landscape easement of record in Instrument Numbers 20010919-0101280 and 20061103-0136691, in the Register's Office for Davidson County, Tennessee.
- Road and utility easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Easements and rights to Nashville Chattanooga & St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.

- Easement to Tn Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
- TVA Line easement of record in Book 4205, Page 194, Book 4226, Page 715, Book 4230, Page 987, Book 4257, Page 647, 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: **7441 Riverland 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 26th DAY OF JANUARY, 2024.

Rachel A. Carlson

Justin S. Satterwhite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL A. CARLSON, 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 26th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN S. SATTERWHITE, 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 26th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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