Karen Johnson Davidson County
Batch # 1095698 DEEDWARR
01/30/2024 08:53:47 AM 2 pgs
Fees: $13.00 Taxes: $2,064.60
20240130-0006332

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2663-TC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
NLE# Y-RM-23-7221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $558,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2024.

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Holland Allen 7221 Riverfront Drive Nashville, TN 37221	New Owner	126 16 0A 514.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Rondol P. Cartwright and wife, Carol B. Cartwright**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Holland Allen, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 289 on the Plat of Riverwalk, Phase 3-C, as shown by Plat appearing of record in Instrument No. 20050706-0077607, and Surveyor's Certificate of Correction recorded in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rondol P. Cartwright and wife, Carol B. Cartwright by Warranty Deed from Corinthian Custom Homes, Inc., of record in Instrument No. 20061103-0136920, in the Register's Office of Davidson County, Tennessee, dated October 30, 2006 and recorded on November 03, 2006.

*The aforementioned Warranty Deed references a Plat of record in Instrument No. 20041020-0126319, Register's Office for Davidson County, Tennessee. This was the incorrect reference due to a a typographical error. The correct reference is for the Plat of Riverwalk, Phase 3-C, of record in Instrument No. 20050706-0077607, said Register's Office.

This is improved property located at: **7221 Riverfront Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 25th day of January, 2024.

GRANTOR:

Rondol P. Cartwright

Carol B. Cartwright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rondol P. Cartwright and Carol B. Cartwright, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2024.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY