Karen Johnson Davidson County
Batch # 1096679 DEEDWARR
02/01/2024 09:57:40 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20240201-0007065

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF JAN, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-6-26

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3086LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Cabot Phillips and Emma Phillips	Regions Bank d/b/a Regions Mortgage	126160A38200CO
7157 Riverfront Drive	2050 Parkway Office Circle	
Nashville, TN 37221	Birmingham, AL 35244	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KAREN LUDLUM, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CABOT PHILLIPS AND EMMA PHILLIPS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 452 on the Final Plat of Riverwalk, Phase 3A, of record in Instrument Number 20041020-0126317, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen L. Ludlum (AKA Karen Hope Ludlum), an unmarried woman, by Deed from Corinthian Custom Homes, Inc., dated November 10, 2005 and recorded November 15, 2005 in Instrument No. 20051115-0138122, Register's Office for Davidson County, Tennessee

This instrument is being executed in behalf of Karen Ludlum pursuant to a power of attorney executed by the same on the 09/29/2021, and being filed for in Instrument # 20240129-0005840, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1.Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at date of deed. 2. Any oil, gas or minerals or mineral rights leased, granted or retained by current or prior owner. 3. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. 4. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. 5. Matters shown on the Plan of record in Instrument No. 20041020-0126317, Registers Office for Davidson County, Tennessee. 6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Bylaws recorded the declaration, bylaws and drawings thereof, of record, respectively in Instrument No. 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Registers Office for Davidson County, Tennessee. 7. Easement to Harpeth Valley District of record in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee. 8. Storm Water Detention Agreement of record in Instrument No. 20021119-0143687, Instrument No. 20010919-0101279, Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee. 9. Charter for HOA of record in Instrument No. 20020425-0051371 and Instrument No. 20040827-0103644, Register's Office for Davidson County, Tennessee. 10. Quit Claim Deed of common areas to HOA of record in Instrument No. 20020424-0050564 and Instrument No. 20071220-014869, Register's Office for Davidson County, Tennessee. 11. PUD Boundary for Riverwalk Community of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee. 12. Easements & Rights to Chattanooga & St. Louis Railway of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee. 13. Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for Davidson County, Tennessee. 14. Easements to Tennessee Valley Authority of record in Book 4205, Page 194, Book 4226, Page 715, Book 4230, Page 987 and Book 4257, Page 647,

Register's Office for Davidson County, Tennessee. 15. Utility Easement to Harpeth Valley Utilities of record in Book 7526, page 315, Book 7526, Page 318 and Book 7526, Page 324, Registers Office for Davidson County, Tennessee. 16. Road & Utility Access Easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee. 19. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee. 20. Quitclaim Deed of record in Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee. 21. Charter Right of Way for CSX Transportation Railroad.

This is improved property known as 7157 Riverfront Drive, Nashville, TN 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/or 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/or 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 hand on the 31st day of January, 2024

Karen Ludlum by Christpher Ludlum as Attorney-in-fact

Karen Ludlum by Christpher Ludlum

her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On the 31st day of January, 2024, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Christopher Ludlum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Karen Ludlum aka Karen Hope Ludlum for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Karen Ludlum aka Karen Hope Ludlum.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public_____

My Commission Expires:_____

