THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146657**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2024. Notary Public My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Miranda N. Saltsgaver and Stephen T. Woods 509 Riverway Cove Ln Nashville TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 053 06 0B 084.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kasi R. Zahler nka Kasi DeArmitt, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miranda N. Saltsgaver, a single person and Stephen T. Woods, a single person, as tenants in common with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Phase 5B, Waterford of record in Book 7900, Page 838 and 839, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kasi R. Zahler, by Warranty Deed from Jill E. Nelson, unmarried, of record in Instrument No. 20140129-0008176, in the Register's Office of Davidson County, Tennessee, dated January 28, 2014 and recorded on January 29, 2014.

Kasi R. Zahler having since married and is now known as Kasi DeArmitt

Timothy DeArmitt joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Kasi DeArmitt.

The execution of this instrument is effected by the signature of Kasi DeArmitt as Attorney-in-fact for Timothy DeArmitt, which Power of Attorney is recorded in Instrument Number 202402130010012, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 5B, Waterford, as recorded in Plat Book 7900, Page(s) 838 and 839.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot 1, Planned Unit Development Boundary, Waterford, as recorded in Plat Book 6900, Page 540.

Karen Johnson Davidson County
Batch# 1100616 DEEDWARR
02/13/2024 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240213-0010013

Declaration of Covenants, Conditions and Restrictions recorded in Book 7463, Page 294; Book 8694, Page 216, as restated in Book 8699, Page 462, as amended in Book 9530, Page 185, Declaration of Annexation recorded in Book 9530, Page 189.

Easement for Sewage, recorded in Book 2024, Page 225.

Easement recorded in Book 1717, Page 30.

This is improved property located at 509 Riverway Cove Ln Nashville TN 37138

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 9 day of February, 2024.

Kasi R DeArmitt
Kasi DeArmitt

Timothy DeArmitt by Kasi DeArmitt, attorney-in-fact
Timothy DeArmitt by Kasi DeArmitt, attorney-in-fact

STATE OF WI
COUNTY OF DANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kasi DeArmitt, 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, at office, this 9th day of February, 2024.

Notary Public
My Commission Expires: 3-20-25

Steven Andrew Adams
Notary Public
State of Wisconsin

STATE OF WI
COUNTY OF DANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kasi DeArmitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Timothy DeArmitt and that she is authorized by Timothy DeArmitt to execute this instrument on their behalf.

Witness my hand, at office, this 9th day of February, 2024.

Notary Public
My Commission Expires: 3-20-25

Steven Andrew Adams
Notary Public
State of Wisconsin

CERTIFICATE OF AUTHENTICITY

I, Catherine France, do hereby make oath that I am a licensed attorney and/or 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 Feb. 9, 2024.

Affiant
Date: February 13, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13 day of February 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY