Karen Johnson Davidson County
Batch# 1101747 DEEDWARR
02/16/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20240216-0010749

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

File #24-TC-1004-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaitlynn Ruth Dirr and Riccardo Manzella	Interlinc Morgage Services	
(NAME)	(NAME)	**126 16 0A 351.00**
1004 Riverspring Drive	5875 N Sam Houston Pkwy W, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Houston, TX 75082	
(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, **ASHLEY URTZ, A MARRIED PERSON, AND KENNETH URTZ, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAITLYNN RUTH DIRR AND RICCARDO MANZELLA, WIFE AND HUSBAND** 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. 477 on the Plan of RIVERWALK, PHASE 2B of record in Plat Instrument No. 20041020-0126319, 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 Ashley Urtz and Kenneth Urtz, by Warranty Deed from Nancye Deloach, of record in Instrument No. 20200127-0009200, in the Register's Office of Davidson County, Tennessee, dated January 23, 2020, and recorded on January 27, 2020.

The said Richard Urtz joins herein to convey any and all marital interest Richard Urtz may have in the above-described property.

The above-described property is not now nor ever has been the primary or marital residence of grantor Kenneth Urtz.

This conveyance is subject to:
* Property taxes for the year 2024 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 2B, as recorded in Instrument No. 20041020-0126319, said Register's Office.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEWSOM LAND, as recorded in Plat Book 1, Page(s) 25 and Plat Book 1, Page 121, said Register's Office.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 2A, SECTION 2, as recorded in Instrument No. 20031014-0151984, said Register's Office.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 2A, SECTION 1, as recorded in Instrument No. 20031014-0151989, said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638, with scrivener's affidavit recorded in Instrument No. 20210324-0038869, further amendments recorded in Instrument No. 20061103-0136691; Instrument No. 20061214-0154502; Instrument No. 20220303-0024486 and Instrument No.

20220804-0088700, said Register's Office.
* Easement recorded in Book 513, Page 396; Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194 and Book 4226, Page 715, said Register's Office.
* Easement for Transmission Line, recorded in Book 4257, Page 647, said Register's Office.
* Easement for Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, said Register's Office.
* Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536, said Register's Office.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240, said Register's Office.
* Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1004 Riverspring 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 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 15th day of February, 2024.

Richard Urtz

Ashley Urtz

Kenneth Urtz by Richard Urtz, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared ASHLEY URTZ and RICHARD URTZ, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of February, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD URTZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH URTZ, and who acknowledged he/she/they executed the same as the free act and deed of the said KENNETH URTZ

Witness my hand, at office, this 15 day of February, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

I, Kara Wall, 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 2/15/24 (date of document).

Affiant Signature

Date 2/15/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025