Karen Johnson Davidson County
Batch# 1105022 DEEDWARR
02/27/2024 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20240227-0013306

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146636**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $334,900.00 Affiant Subscribed and sworn to before me, this 27th day of February, 2024. Notary Public My Commission Expires:

38004

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 6, 2025

WARRANTY DEED

Address New Owner: Andrew Crawford and Allison Elizabeth Crawford, and Howard Frederick Ford, Jr. 3135 Harpeth Springs Drive Nashville TN 37221	Send Tax Bills To: Capstar Bank 2002 Richard Jones Rd Ste A300 Nashville TN 37215	Tax Information: Tax Parcel ID No. 141-06-0D-066.00 CO

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, **Brooke Exum, married, f/k/a Brooke Haley Walker** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Crawford and Allison Elizabeth Crawford, husband and wife and Howard Frederick Ford, Jr. married, as joint tenants with right of survivorship** ("Grantees"), their 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 Unit 66, as shown on the map entitled Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BROOKE HALEY WALKER, by deed from LANCE W. STRADER, of record in Instrument No. 20220325-0034740 , dated March 17, 2022 , said Register's Office.

Brooke Haley Walker having since married and is now known as Brooke Exum.

Steven Exum joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 141-06-0D-066.00 CO.

Matters shown on the Plan of record in Instrument No. 20030213-0019999, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20030205-0016032, amended in Instrument No. 20050520-0056889, said Register's Office.

ByLaws of The Townhomes Of River Bridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020987, said Register's Office.

Easement for railroad purposes of record in Book 1298, Page 244, said Register's Office.

Agreement for Dedication of Public Utilities of record in Book 7601, Page 415, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

Easement granted to ComCast of Nashville of record in Instrument No. 20121114-0104692, said Register's Office.

This is improved property located at 3135 Harpeth Springs Drive Nashville TN 37221

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 27th day of February, 2024.

Brooke Exum

Steven Exum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brooke Exum and Steven Exum, 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 27th day of February, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-09-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/27/24 (date of document).

Affiant Signature

2/27/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of February, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY