WARRANTY DEED

Karen Johnson
Batch # 1130168
05/02/2024 02:15:50 PM
Fees: $13.00 Taxes: $1,998.00

Davidson County
DEEDWARR
2 pgs

20240502-0032335

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

MST 2024-0497

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark DiStefano and Chelsea W. DiStefano	Pinnacle Bank	155-08-0B-054.00-CO
(NAME)	(NAME)	
6137 South Riverbend Dr	150 3rd Ave S, Ste 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN, 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Paul D. Richardson and wife, Stella Sue Richardson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark DiStefano and Chelsea W. DiStefano, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 54 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend of record in Plat Book 6900, Page 271, 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 Paul D. Richardson and wife, Stella Sue Richardson by Warranty Deed Deed from John A. Williams and wife, Seleria J. Williams of record in Instrument No. 20030813-0116271 Register's Office for Davidson County, Tennessee, dated July 24, 2003 and recorded on August 13, 2003.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 271, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7199, Page 119 and amended in Book 9792, Page 20, Register's Office for

Davidson County, Tennessee, By-Laws of record in Book 7199, Page 135, as amended in Book 7781, Page 645 and Book 9792, Page 24, in the Register's Office for Davidson County, Tennessee. Charter of The South Colony at River Bend Homeowners' Association of record in Book 8748, Page 816, in the Register's Office for Davidson County, Tennessee. Open Space Conveyance of record in Book 7781, Page 637, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5349, Page 921, Book 6474, Page 354 and Book 6486, Page 588, in the Register's Office for Davidson County, Tennessee. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties of record in Book 6613, Page 536, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 6137 South Riverbend Dr, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 1st DAY OF May, 2024.

Paul D. Richardson

Stella Sue Richardson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Paul D. Richardson and wife, Stella Sue Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my ~~hand and official~~ seal at office, this 1st day of May, 2024.

Notary Public

My commission expires: 3/23/27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County