WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132264 DEEDWARR
05/08/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240508-0033738

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2024

Notary Public

MY COMMISSION EXPIRES 01/21/26

(AFFIX SEAL)

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clinton B. Horton	Clinton B. Horton	097-02-0-A-435.00 CO
(NAME)	(NAME)	
2724 River Vista Ct.	2724 River Vista Ct.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, I, **Heather Eschborn, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clinton B. Horton and Erin Coad Horton, husband and wife, as joint tenants with right of survivorship,** 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. 435 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Heather Eschborn, a single woman, by Warranty Deed from Richard L. Shaw and Martha E. Shaw, husband and wife, dated June 27, 2019, of record in Instrument No. 20190701-0063583, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2724 River Vista Ct., Hermitage, TN 37076
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20140210-0011584; Restrictions of record in Instrument No. 20080408-0035557, Instrument No. 20140416-0031645 and Instrument No. 20170906-0091483; Easement for cable and utilities of record in Instrument No. 20081209-0118828; Easement for stormwater drainage of record in Instrument No. 20051219-0152202; Easement for sanitary sewer and pumping station of record in Instrument No. 20051219-0152201; Deeds to HOA for common elements and areas of record in Instrument No. 20170621-0062253, Instrument No. 20190710-0067275 and Instrument No. 20190710-0067276; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 7th day of May, 2024.

Heather Eschborn

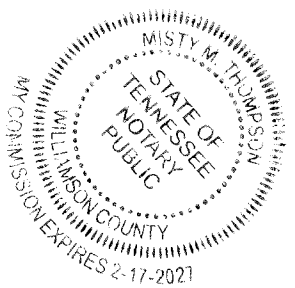
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Heather Eschborn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of May, 2024.

Notary Public
My Commission Expires: _____

File No.: 38388



Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **05/07/2024** (date of document).

Jami K Averwater

Signature

05/07/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **7th** day of **May**, 2024.

Vicki Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

