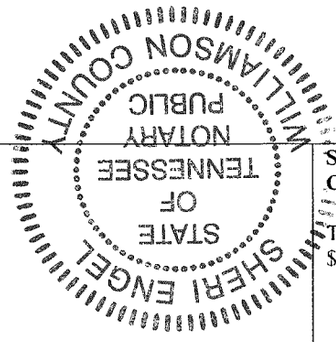


Karen Johnson Davidson County
Batch# 1133225 DEEDWARR
05/09/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20240509-0034348

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2024.

Notary Public

My commission expires: 11-21-2027

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paige Bigham	Legacy Home Loans DBA ~~New Owner~~ Steadfast Mortgage	**061-11-0-075.00**
1007 McMahan Avenue	2 Cadillac Dr	
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN 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,

Riverwood Neighborhood Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paige Bigham, an unmarried woman

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. 2 on the Minor ReSubdivision Plat of Lots 18, 19, & 20 on the Plat of I. C. McMahan's Subdivision of Maplewood Lands of record in Instrument No. 20240508-0033579, amending Book 547, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 and part of Lot No. 20 join and front together 120 feet on the northerly margin of McMahan Avenue and extend back between parallel lines 296 feet to a dead line.

Being a portion of the same property conveyed to Riverwood Neighborhood Homes, LLC, a Tennessee limited liability company, by deed from Barbara A. Kaye, unmarried, dated February 21, 2024, of record in Instrument No. 20240222-0012331, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20240508-0033579, and in Book 547, Page 78, Register's Office for Davidson, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restriction in Deed of record in Book 769, Page 34, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument No. 20040426-0047073, in the Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1007 McMahan Avenue, Nashville, TN 37216.

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 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.

Dated effective the 9th day of May 2024.

Riverwood Neighborhood Homes, LLC

Sylvia Blann, Member

Gregory Blann, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, A. Scott Hubbard, a notary public for the state and county mentioned, personally appeared Sylvia Blann and Gregory Blann, with whom I am personally acquainted (or whose identities were proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are Members of Riverwood Neighborhood Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that they as Members of Riverwood Neighborhood Homes, LLC, being so authorized, executed the foregoing instrument on behalf of the Company for the purposes therein contained.

Witness my hand and seal this 8th day of May 2024.

A. Scott Hubbard

Notary Signature

My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 24-140
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Sheri Engel, 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 this 9th day of May, 2024

Sheri Engel

Dated 5/9/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 9th day of May, 2024

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

