Karen Johnson Davidson County
Batch# 1136088 DEEDWARR
05/16/2024 02:13:30 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20240516-0036466

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38015-01-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me this 13th day of May, 2024. Notary Public My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary C. Greenhaw Shelly Greenhaw 50 Waters Avenue Nashville, TN 37206	Freedom Mortgage 11988 Exit 5 Pkwy, Bldg 4 Fishers, IN 46037	Map and Parcel No.: 083070T00200CO

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, Robert Hill, unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Zachary C. Greenhaw and Shelly Greenhaw, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 50 Waters Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of May, 2024.

GRANTOR:

Robert Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2024.

Notary Public
My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land situated in Davidson County, Tennessee being Unit No. 2 Homes At 942 Riverside Drive, a Horizontal Property regime with Private Elements, together with common areas, as established in Declaration of Covenants, Conditions and Restricitons of record at Instrument No. 20150316-0022506, and amended in Instrument No. 20150420-0034944 and Instrument No. 20161006-0105567, Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to the Declaration which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Hill, single man, by deed dated September 28, 2021 from Riverside Park, GP, a Tennessee General Partnership, of record in Instrument No. 20210930-0131607, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes At 942 Riverside Drive, of record in Instrument No. 20150316-0022506, amended in Instrument No. 20150420-0034944 and Instrument No. 20161006-0105567, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 161, Page 172, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20150316-0022506, as amended, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument No. 20150506-0041402, Register's Office for Davidson County, Tennessee.
7. Deed of Trust executed by Robert Hill to Scott R. Valby, Trustee for benefit of Mortgage Research Center, LLC dba Veterans United Home Loans, in the amount of $500,000.00, recorded on September 30, 2021 as Instrument No. 20210930-0131608, in the Register's Office for Davidson County, Tennessee, as assumed by Zachary C. Greenhaw in Assumption and Release of Liability Agreement dated May 13, 2024, and recorded simultaneously herewith.

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 5/13/24 (date of document).

Affiant Signature

5/13/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

