WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139777 DEEDWARR
05/28/2024 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20240528-0039363

File #24-TC-0604-P

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 5-9-26

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MELISSA R SHAFFER

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Joseph Blair and Hannah Elizabeth Rose Blair	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME)	(NAME)	
604 Waterway Ct.	**3160 Crow Canyon Road, Ste 400**	**126 16 0A 291.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ASHLEY N. NEWTON AND HUNTER G. NEWTON, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANDREW JOSEPH BLAIR AND HANNAH ELIZABETH ROSE BLAIR, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 348 on the Plat Plan of RIVERWALK, PHASE 2A, SECTION 2, of record in Instrument No. 20031014-0151984, Register's Office for Davidson County, Tennessee, in which plan reference is hereby made for a m ore complete description.

Being the same property conveyed to Ashley N. Newton and Hunter G. Newton, wife and husband, by Warranty Deed from Brent Dongas and wife, Maria Dongas, of record in Instrument No. 20180125-0007812, in the Register's Office of Davidson County, Tennessee, dated January 22, 2018 and recorded on January 25, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwalk, Phase 2A, Section 2, as recorded in Plat Instrument No. 20031014-0151984.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as being amended in Instrument No. 20020424-0050565; Instrument No. 20040430- 0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502; as amended and Restated in Instrument No. 20220303-0024486 and amended in Instrument No. 20220804-0088700.
* Easement recorded in Book 513, Page 396 and Book 787, Page 7.
* Easement for Right of Way, recorded in Book 751, Page 375; Book 4205, Page 194 and Book 4226, Page 715.
* Easement for Transmission Lines, recorded in Book 4257, Page 647.
* Easement for Public Utilities, recorded in Book 7526, Page 315; Book 7526, Page 318 and Book 7526, Page 324.
* Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.
* Easement for Agreement for Dedication of Public Utilities, recorded in Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240.
* Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **604 Waterway Court, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd day of May, 2024.

Ashley N. Newton

Hunter G. Newton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2024, before me personally appeared Ashley N. Newton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

On this 23rd day of May, 2024, before me personally appeared Hunter G. Newton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-23-24.

Affiant Signature

5-23-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of May, 2024.

Notary Signature

My Commission Expires: 5-9-26

