THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-706

Karen Johnson Davidson County
Batch # 1148343 DEEDWARR
06/18/2024 09:52:55 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20240618-0045654

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY NINE THOUSAND AND 00/100 DOLLARS ($249,000.00) cash in hand paid, the receipt of which is hereby acknowledged, JACK A. THOMPSON ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto WILLIAM BLACK, an unmarried man, and SHERRY CHAMBERS, an unmarried woman, joint tenants with common law rights of survivorship, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Land lying and being in Davidson County, State of Tennessee, and being Lot No. 134 on the Final Plat of Riverwalk Subdivision, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, in the Register's Office Davidson County, Tennesse, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jack A. Thompson by Quitclaim Deed from Canterbury Properties, Partnership, a general partnership, dated December 10. 2021 and of record in Instrument No. 20211213-0164919, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Bridgewater Drive.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Lays for Riverwalk of record in Instrument No. 20011105-0121083; First Amendment of record in Instrument No. 20020424-0050565; Second Amendment of record in Instrument No. 20040430-0049313; Third Amendment of record in Instrument No. 20040506-0051985; Fourth Amendment of record in Instrument No. 20050308-0025001; Fifth Amendment of record in Instrument No. 20060320-0031638; Sixth Amendment of record in Instrument No. 20061103-0136691; and Seventh Amendment of record in Instrument No. 20061214-0154502, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Plat Book 1, Page 25; Plat Book 1, Page 125; Instrument No. 20011024-0115969; and Instrument No. 20021022-0129510, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Road and Utility Access Easement of record in Instrument No. 20010706-0072536, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Stormwater Detention Agreement of record in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687; Instrument No. 20040318-0030734; and Instrument No. 20040826-0103240, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Landscape Agreement of record in Instrument No. 20010919-0101280, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Taking for an easement and right-of-way in favor of the Tennessee Valley Authority of record in Book 4205, Page 194 and Book 4226, Page 715, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to Grant of Transmission Line Easement in favor of the Tennessee Valley Authority of record in Book 4230, Page 987 and Book 4257, Page 647, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement in favor of the Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 326; Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619, in Register's Office of Davidson County, Tennessee.

This conveyance is subject to Homeowners Association of record in Instrument No. 20020425-0051371, in Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2024 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2024.

JACK A. THOMPSON

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 14th day of June, 2024, before me personally appeared JACK A. THOMPSON, 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 and official seal at office in said County this 14th day of June, 2024.

NOTARY PUBLIC

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

My commission expires:_____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $249,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14th day of June, 2024.

NOTARY PUBLIC

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

My commission expires:_____

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Map & Parcel No: 126-16-0A-173.00

ADDRESS OF NEW OWNERS:
Mr. WILLIAM BLACK &
Ms. SHERRY CHAMBERS
6896 Bridgewater Drive
Nashville, TN 37221

SEND TAX BILLS TO:
ROCKET MTG
PO BOX 0577
CAROL STREAM, IL 60197