Karen Johnson Davidson County
Batch# 1153885 DEEDWARR
07/02/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20240702-0050077

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240647947**	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2024. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Aaron Olman and Erika Duncan 140 Lake Valley Road Morristown, NJ 07960	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Ste 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 072 15 2M 008.00

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, **Brandon Wright and Alexandra Hay, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Olman, an unmarried man and Erika Duncan, a married woman, as joint tenants with right of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, RIVERSIDE STATION, A PLANNED UNIT DEVELOPMENT, Horizontal Property Regime with Private Easements, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 202000114-0005127 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brandon Wright and Alexandra Hay, husband and wife, by Warranty Deed from Riverside East Development, LLC, a Tennessee limited liability Company, of record in Instrument No. 20210511-0063230, in the Register's Office of Davidson County, Tennessee, dated May 07, 2021, and recorded on May 11, 2021. Also See Instrument of Correction to Warranty Deed recorded in Instrument No. 20220208-0014356.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND HORN'S 6TH ADDITION, as recorded in Plat Book 332, Page(s) 118.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200114-0005127.

Covenants, Conditions and Restrictions as set forth in Administrator c.t.a.'s Quitclaim Deed recorded in Instrument No. 20170628-0065154.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200221-0019754.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20210331-0042498.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4144, Page 660.

Easement for Access, recorded in Instrument No. 20191127-0122948.

Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20200206-0014101.

This is improved property located at 1701 Porter Road Unit 4 Nashville TN 37206

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of July, 2024.

Brandon Wright

Alexandra Hay

COMMONWEALTH OF PENNSYLVANIA
~~STATE OF TENNESSEE~~ ONE)
~~COUNTY OF DAVIDSON~~ ONE)
COUNTY OF ALLEGHENY

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

Witness my hand, at office, this 1st day of July, 2024.

Notary Public

My Commission Expires: 06/29/2028

Commonwealth of Pennsylvania - Notary Seal
Christopher B. Edwards, Notary Public
Allegheny County
My commission expires June 29, 2028
Commission number 1263572

True Copy Certification

I, **Tammy Carney,** 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 the 1 day of July, 2024.

Affiant Signature
Date 7/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

