Karen Johnson
Batch # 1155730
07/09/2024 12:32:11 PM
Fees: $18.00 Taxes: $1,683.50

Davidson County
DEEDWARR
3 pgs

20240709-0051369

BOX 10-A

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38260-06-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me this 8 day of July, 2024. Notary Public My Commission Expires: My Commission Expires 10/4/27

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wesley Mitchell Culpepper Tammy L. Culpepper Gary P. Culpepper 320 Old Hickory Blvd. #1505 Nashville, TN 37221	Bank of America, N.A Mail Code: TX2-979-01-02 4500 Amon Carter Blvd. Fort Worth, TX 76155	Map and Parcel No.: 128120A07600CO

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, Mariel Rickert, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Wesley M. Culpepper, an unmarried man; and Tammy L. Culpepper and Gary P. Culpepper, wife and husband; as joint tenants with rights of survivorship ("Grantees"), their 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 320 Old Hickory Boulevard, #1505, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Darby McCormick, spouse of Grantor Mariel Rickert, joins in the execution of this instrument for the purpose of conveying all of his interest, marital or otherwise, in the subject property to Grantees.

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 made effective as of the 8th day of July, 2024.

GRANTOR:

Mariel Rickert

Darby McCormick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mariel Rickert and Darby McCormick, 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 26 day of June, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 76 of Building No. 15, together with the appurtenant interest in the common elements of Eagle Ridge at The Reserve, Section 13, Phase 1A, a horizontal property regime established by Master Deed of record in Instrument No. 20011011-0110875, as supplemented and amended by Supplement and Amendment No. 8 of record in Instrument No. 20020313-0031656, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Amendment No. 8 to the Master Deed of record in Instrument No. 20020313-0031656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mariel Rickert, a single woman, by deed dated June 15, 2020 from Emmie C. Smock, unmarried of record in Instrument No. 20200616-0062153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2024, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Eagle Ridge at The Reserve, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020313-0031656, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Boundary Plan of record as Instrument No. 20010201-0009806, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record attached as Exhibit A to Amendment No. 8 to the Master Deed of record in Instrument No. 20020313-0031656, Register's Office for Davidson County, Tennessee.
8. Easement for drainage of record in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee.
9. Sanitary Sewer Easement of record in Book 5074, pages 856 & 945, Instrument No. 20000720-0071583 and Instrument No. 20000915-0091869, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee.
11. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140924-0087653 and Instrument No. 20180611-0055669, Register's Office for Davidson County, Tennessee.
12. All matters shown on the plan of record in Plat Book 7900, page 896-898, Instrument No. 20030106-0001894, and Instrument No. 20041019-0125465, Register's Office for Davidson County, Tennessee.