WARRANTY DEED

Karen Johnson
Batch # 1164622
07/31/2024 02:13:03 PM
Fees: $13.00 Taxes: $2,460.50

Davidson County
DEEDWARR
2 pgs

20240731-0058069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED SIXTY FIVE THOUSAND AND 00/100 (665,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Teri Bill and John Bill (NAME)	**NEW OWNER** (NAME)	**072 15 2M 005.00**
1535 Riverside Drive Nashville, TN 37206 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of July, 2024, the undersigned, **HAYLEY SHANNON EDWARDS, AN UNMARRIED PERSON,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TERI BILL AND JOHN BILL, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1535 RIVERSIDE DRIVE, NASHVILLE, TN 37206** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 5, RIVERSIDE STATION, A PLANNED UNIT DEVELOPMENT, HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, 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 Hayley Shannon Edwards, an unmarried person, by Warranty Deed from Riverside East Development LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210415-0050683, in the Register's Office of Davidson County, Tennessee, dated April 12, 2021 and recorded on April 15, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of July, 2024.

GRANTOR: Hayley Shannon Edwards

Hayley Shannon Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Hayley Shannon Edwards**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of July, 2024.

Notary Public

5/3/2027
My Commission Expires

