Karen Johnson Davidson County
Batch# 1164765 DEEDWARR
08/01/2024 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20240801-0058246

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3828-LB

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2024.

Notary Public
My Commission Expires: August 31, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Darryl Jame Jagelewski and Kimberly Renee Dufau 1806 Riverside Road Old Hickory, TN 37138	CrossCountry Mortgage, LLC 2160 Superior Ave Cleveland, OH 44114	053 07 0 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Riverside Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Darryl James Jagelewski and Kimberly Renee Dufau, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot 32, SECTION "F", VILLAGE OF OLD HICKORY, as shown on revised plan recorded January 6, 1950, in Plat Book 1424, Page 131, in Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 32, SECTION "F", VILLAGE OF OLD HICKORY, as shown on revised plan recorded January 6, 1950, in Plat Book 1424, Page 131, in Register's Office for Davidson County, Tennessee; fronting 130.2 feet on Riverside Road, containing 0.63 acres, more or less. And further being a part of Lot No. 33, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Plat Book 1424, Page 131, in the Register's Office for Davidson County, Tennessee more particularly described as follows: Beginning with an iron pin on the Northeast corner of Lot No. 33 and running thence the following courses and distances: (1) In a Southerly direction along a curve, having radius of 345.2 feet, on Westerly margin of Riverside Road 67.5 feet to an iron pin; thence (2) North 83 degrees 42' West 164.4 feet to an iron pin; thence (3) North 0 degrees 53' East 103.8 feet to an iron pin; thence (4) South 72 degrees 44' East 195.6 feet to an iron pin the point of beginning, containing .33 acres, more or less.

Less and Except the property described in deeds of record in Book 2855, Page 605 and in Book 3249, Page 340, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Riverside Investments LLC, a Tennessee Limited Liability Company by Warranty Deed from Andrew Jamison Herrington, an unmarried Man, of record in Instrument No. 20240112-0002918, in the

Register's Office of Davidson County, Tennessee, dated January 08, 2024 and recorded on January 12, 2024.

Being the same property conveyed to Andrew Jamison Herrington, an unmarried man by Warranty Deed from Lori M. Davidson and James N. Ledford Jr., wife and husband, of record in Instrument No. 20220614-0067987, in the Register's Office of Davidson County, Tennessee, dated June 09, 2022 and recorded on June 14, 2022.

This is ☒ improved or ☐ unimproved property located at: **1806 Riverside Road, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 29th day of July, 2024.

GRANTOR:

Riverside Investments, LLC, a Tennessee Limited Liability Company

By: _____
James N. Ledford, Jr., Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James N. Ledford, Jr. the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Riverside Investments, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2024.

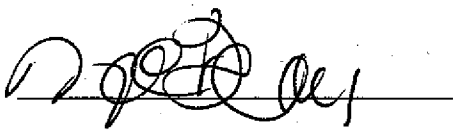
JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **7/29/24** (date of document)



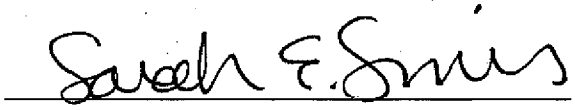
8/1/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **1** day of **August**, 202**4**.



Notary's Signature

My Commission Expires: 12-5-2024

