WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168326 DEEDWARR
08/13/2024 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240813-0060958

File #24-TC-1313-O

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

X Rebecca Noreen Jerome
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Noreen Jerome	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	**126 16 0A 677.00**
1313 Westvale Drive	**4201 Marsh Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Carrollton, TX 75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MATTHEW MART AND CATHERINE MART, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

REBECCA NOREEN JEROME, UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 590 on the Final Plat of PARKVIEW AT RIVERWALK, PHASE 2, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Mart and Catherine Mart, Husband and Wife, by Warranty Deed from Glenda J. Johnson, an Unmarried Woman, of record in Instrument No. 20170613-0059086, in the Register's Office of Davidson County, Tennessee, dated June 08, 2017 and recorded on June 13, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVIEW AT RIVERWALK, PHASE 2, as recorded in Instrument No. 20061101-0135728.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, RIVERWALK COMMUNITY, as recorded in Instrument No. 20011024-0115969.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; Instrument No. 20061214-0154502 and Instrument No. 20220804-0088700.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687; Instrument No. 20040318-0030734 and Instrument No. 20040826-0103240.
* Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.
* Easement for the flow of the waters of Harpeth River, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.
* Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Harpeth River.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1313 Westvale Drive, Nashville, TN 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th day of August, 2024.

Matthew Mart

Catherine Mart

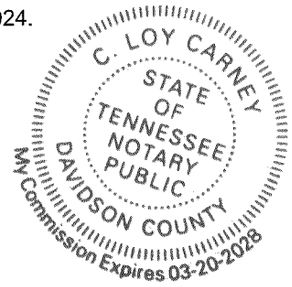
Catherine Mart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2024, before me personally appeared Matthew Mart, 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, at office, this 7th day of August, 2024.

Notary Signature
My commission expires:

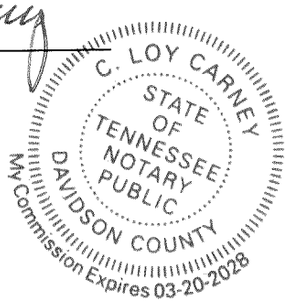


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2024, before me personally appeared Catherine Mart, 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, at office, this 7th day of August, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 7 day of August, 2024.

Affiant Signature
Date 8-7-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 