THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848605

Karen Johnson Davidson County
Batch# 1189499 DEEDWARR
10/03/2024 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241003-0076703

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2025
WILSON COUNTY

WARRANTY DEED

Address New Owner: Derek Wade Travers and Miranda L. Travers 1439 Riverbrook Drive Hermitage TN 37076	Send Tax Bills To: Old National Bank One Main Street Evansville, IN 47708	Tax Information: Tax Parcel ID No. 097 02 0A 272.00

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, **Mary K. Lane, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek Wade Travers and Miranda L. Travers, husband and wife,** ("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 Lot No. 272 on the Plan of the VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3A, REVISION ONE, of record in Plat Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary K. Lane, an unmarried woman, by Warranty Deed from Dawson Huff and Natalie Huff, husband and wife, of record in Instrument No. 20131223-0128959, in the Register's Office of Davidson County, Tennessee, dated December 19, 2013 and recorded on December 23, 2013.

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 VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3A, REVISION ONE, as recorded in Plat Instrument No. 20110630-0050230.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3B, as recorded in Instrument No. 20120502-0037433.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557; as Supplemented in Instrument No. 20110427-0032201 and amended in Instrument No. 20170906-0091483.

This is improved property located at 1439 Rivercrest Drive Hermitage TN 37076

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 27th day of September, 2024.

Mary K. Lane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary K. Lane, 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 27th day of September, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/27/24.

Date

Celia Stewart Rouse

Affiant Signature

9/27/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 27th day of September, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

