Karen Johnson Davidson County
Batch# 1194194 DEEDWARR
10/16/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.96
20241016-0080241

WARRANTY DEED

JESSICA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2024.

Jessica Jones
Notary Public

MY COMMISSION EXPIRES: 05-17-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Allison I Wine	Allison I Wine	097-02-0-A-093.00CO
(NAME)	(NAME)	
302 Mapleton Alley	302 Mapleton Alley	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Chandler Berlin, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Allison I Wine, a single person**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 93, on the FINAL PLAT, VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION TWO, of record in Instrument No. 20090603-0051286, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Chandler Berlin, unmarried, by Warranty Deed dated 07/29/2020 from E. Douglas Varney, a married man, and Leandra Justus Varney, joined by her spouse Robert W. Mitchell, of record in Instrument No. 20200804-0086168, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following:
Matters shown on plat of record in Instrument No. 20090603-0051286, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for the Villages of Riverwood of record in Instrument No. 20080408-0035557, as amended in Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee.
Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, Register's Office for Davidson County, Tennessee.
Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651, Register's Office for Davidson County, Tennessee.
Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828,

Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20090109-0002452, Register's Office for Davidson County, Tennessee.
Storm Water Drainage and Detention Easement Agreements of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, as amended in Instrument No. 20161101-0115412, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 302 Mapleton Alley, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective the 15th day of October, 2024.

Chandler Berlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2024, before me personally appeared Chandler Berlin, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 4/10/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

202410160080241

True Copy Certification

I, Kimberlee McMillian, do hereby make oath that I am a license 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 10-15-2024.

Affiant Signature

Date: 10-15-2024

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of October, 2024.

Notary Signature

My Commission Expires: 05-17-2028

