WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

(SEAL)
CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

File #24-TLC-0508-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1202243
11/06/2024 09:23:42 AM
Fees: $13.00 Taxes: $2,645.13

Davidson County
DEEDWARR
2 pgs

20241106-0086161

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Richard Ryan	New Owner	
(NAME)	(NAME)	**171 03 0C 007.00**
508 Danville Point		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

ANDREW JODWAY, A MARRIED MAN,

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

RICHARD RYAN, A SINGLE MAN,

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. 246 on the Plan of FREDERICKSBURG, SECTION 5C, of record in Plat Book 7900, Page 509 and Plat Book 9700, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew Jodway, married, by Warranty Deed from Michael Dyer and Meredith Dyer, husband and wife, of record in Instrument No. 20090305-0019481, in the Register's Office of Davidson County, Tennessee, dated February 19, 2009, and recorded on March 05, 2009.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FREDERICKSBURG, SECTION 5C, as recorded in Plat Book 9700, Page(s) 48.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 509.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10694, Page 541 and corrected in Book 10294, Page 850.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 7798, Page 843.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10453, Page 931.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9607, Page 431.
* Easement for Water Main, recorded in Book 9698, Page 81.
* Easement for Sanitary Sewer, recorded in Book 9698, Page 124 and Book 10623, Page 831.
* Easement for Drainage, recorded in Book 10012, Page 756.
* Easement recorded in Book 10709, Page 143.
* Stormwater Detention Agreement as set forth in instrument recorded in Book 9771, Page 545.
* Amenities Areas recorded in Book 9443, Page 538.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **508 Danville Point, Brentwood, TN 37027**.

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 30th day of October, 2024.

Andrew Jodway

Kelli Jodway

***KELLI JODWAY**, spouse of **ANDREW JODWAY**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **KELLI JODWAY** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2024, before me personally appeared Andrew Jodway, 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 30th day of October, 2024.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2024, before me personally appeared Kelli Jodway, 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 30th day of October, 2024.

Notary Signature
My commission expires:

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