STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$480,000.00~~

Elizabeth B. Connor
Affiant

Subscribed and sworn to before me, this 4th day of NOVEMBER, 2024.

Notary Public
My commission expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1202255
11/06/2024 09:45:29 AM
Fees: $13.00 Taxes: $1,776.00

Davidson County
DEEDWARR
2 pgs

20241106-0086178

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth B Connor	Churchill Mortgage Corp	**126160A35400CO**
7104 Riverfront Dr	1749 Mallory Lane #100	
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tyler Collico and Rachel Collico, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth B Connor, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 426, Final of Final Plat, Riverwalk, Phase 2B, of record in Instrument No. 20041020-0126319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Tyler Collico and Rachel Collico, husband and wife, by Warranty Deed from Sean F Milam and Molly E Milam, husband and wife, dated May 30, 2018, of record in Instrument No. 20180618-0058019, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Right of Way Easement of record in Book 4226, Page 715, said Register's Office.

Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.

Agreements for Dedication of Public Utilities Easement of record in Book 7526, Page 315, said Register's Office.

Agreements for Dedication of Public Utilities Easement of record in Book 7526, Page 318, said Register's Office.

Agreements for Dedication of Public Utilities Easement of record in Book 7526, Page 324, said Register's Office.

Declaration of Road & Utilities Access Easement of record in Instrument 200107060072536, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200109190101279, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200211190143687, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Instrument 200211250145984, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 7104 Riverfront Dr, 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 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 in 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.

Tyler Collico Date: 11/4/24

Rachel Collico Date: 11/4/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tyler Collico and Rachel Collico, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER G-TG-24-7104