Karen Johnson Davidson County
Batch# 1205499 DEEDWARR
11/15/2024 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20241115-0089020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $720,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Tyler J Collico **Rachel M Collico**	**ROCKET MORTGAGE, LLC**	**126160A50100CO**
7408 Riverfront Dr	1050 Woodward Ave	
Nashville, TN 37221	Detroit MI 48226-1906	

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,

Gerald Gouveia, married man

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

Rachel Marie Collico and Tyler Joseph Collico, wife and husband

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. 183, Plan of Final Plat of Riverwalk, Phase 3D, of record in Instrument No. 20050714-0081743, 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 Gerald Gouveia, married, by Warranty Deed from The Jones of Company of Tennessee, LLC, dated February 24, 2006, of record in Instrument No. 20060301-0023512, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Kelly Anne Gouveia is one in the same person and now formally known as Kelley Anne Willman. Kelley Anne Willman hereby signs to convey any interest she may have, marital or otherwise as the former spouse of Gerald Gouveia.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313 and Instrument 20040506-0051985, Register's Office for said County.

Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for said County.

Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

Charter Right of Way for CSX Transportation Railroad.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

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 7408 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.

Kelly Anne Willman Date: 11-1-24
Kelly Anne Willman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kelly Anne Willman, 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 1 day of November, 2024.

NOTARY PUBLIC

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Gerald Gouveia Date: 11/7/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gerald Gouveia, 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 7th 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

Certificate of Authenticity

I, Jennifer Russell, 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 11/1/24 and 11/7/24
Date

Jennifer Russell
Affiant Signature

11/14/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of November 2024.

Notary's Signature
My Commission Expires: 3/3/2026

Notary's Seal (if on paper)

