Karen Johnson Davidson County
Batch# 1212043 DEEDWARR
12/03/2024 02:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20241203-0093894

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38400-11-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Rivera Margaret Brielle Rivera 1325 Westvale Drive Nashville, TN 37221	U.S. Bank 3301 Rider Trail South Earth City, MO 63045	Map and Parcel No.: 126 16 0A 680.00

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, Anais Chalendard and Dana Taylor, wife and husband (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to David Rivera and Margaret Brielle Rivera, husband and wife (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1325 Westvale Drive, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument made effective as of the 3rd day of December, 2024.

GRANTORS:

Dana Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2024.

Notary Public
My Commission Expires: 10/04/2027

Anais Chalendard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anais Chalendard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2024.

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 587 on the Plan of PARKVIEW AT RIVERWALK, PHASE 2 of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anais Chalendard, Single Woman and Dana Taylor, Single Man, as Joint Tenants with Right of Survivorship, by Warranty Deed from Mark Wayne Damon and Wife, Jewel L. Damon, of record in Instrument No. 20200113-0004171, in the Register's Office of Davidson County, Tennessee, dated January 09, 2020, and recorded on January 13, 2020. The said Anais Chalendard and Dana Taylor having since married.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVIEW AT RIVERWALK, PHASE 2, as recorded in Instrument No. 20061101-0135728.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, RIVERWALK COMMUNITY, as recorded in Instrument No. 20011024-0115969.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as amended in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; Instrument No. 20061214-0154502 and Instrument No. 20220804-0088700.
7. Easement for Right of Way, recorded in Book 513, Page 396; Book 751, Page 375; Book 4205, Page 194 and Book 4226, Page 715.
8. Easement for Transmission Line, recorded in Book 4257, Page 647.
9. Easement for Public Utilities, recorded in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324 and Instrument No. 20021125-0145984.
10. Easement for Declaration of Road and Utility Access, recorded in Instrument No. 20010706-0072536.
11. Easement recorded in Book 787, Page 7.
12. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687; Instrument No. 20040318-0030734 and Instrument No. 20040826-0103240.
13. Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.
14. Charter for Riverwalk Nashville Homeowners Association, Inc. recorded as Instrument No. 20020425-0051371.
15. Common Open Space Deed recorded as Instrument No. 20071220-0145869.

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/3/24 (date of document).

Affiant Signature

12/3/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of Dec., 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027