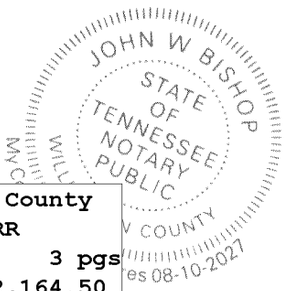
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1213000 DEEDWARR
12/06/2024 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20241206-0094736

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF December, 2024

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2024-1594

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Elwood Montgomery, III and Lilly Carver Montgomery	James Elwood Montgomery, III and Lilly Carver Montgomery	126-16-0A-047.00-CO
(NAME)	(NAME)	
6537 Westfall Drive	6537 Westfall Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Christopher E. Campion and Erica Rose Campion, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Elwood Montgomery, III and Lilly Carver Montgomery, husband and wife,** 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. 47 on the Plan of Final Plat of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher E. Campion and Erica Rose Campion, husband and wife by Warranty Deed from Sally D. Raistrick of record in Instrument No. 20210315-0033742 Register's Office for Davidson County, Tennessee, dated March 11, 2021 and recorded on March 15, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record as Instrument Number 20011026-0117231, Register's Office for Davidson County, Tennessee. Boundary Plat of record in Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument Number 20011105-0121083; as amended in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20040606-0051983; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; and Instrument No. 20061214-0154502 and Instrument No. 20220804-0088700, Register's Office for Davidson County, Tennessee. Charter of Riverwalk Homeowners Association, Inc of record in Instrument Number 20020425-0051371, in the Register's Office for Davidson County, Tennessee. Quitclaim conveying the open space and common areas to Riverwalk Homeowner's Association, Inc. of record in Instrument Number 20020425-0051371; Instrument No. 20020424-0050564; Instrument No. 20040827-0103644 and Instrument No. 20071220-0145869, in the Register's Office for Davidson County, Tennessee. Easement and rights granted to Nashville, Chattanooga, and St. Louis Railway of record in Book 315, Page 396, in the Register's Office for Davidson County, Tennessee. Easement and rights granted to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee. Easement and Rights-of-Way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194 and Book 4226, Page 715, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Public Utilities to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; Instrument No. 20021125-0145984; Instrument No. 20040812-0097619 and Instrument No. 20040817-0099486, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument Number 20010919-0101279; Instrument No. 20021119-0143687; Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.

This property, known as 6537 Westfall Drive, Nashville, TN 37221
(House Number) (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.

Witness my/our hand(s) this 3rd DAY OF DECEMBER, 2024.

Christopher E. Campion

Erica Rose Campion

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christopher E. Campion and Erica Rose Campion, husband and wife, 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 and official seal at office, this 3rd day of December, 2024.

Notary Public (SEAL)

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

My commission expires: 3-23-27

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of December, 2024.

Affiant Signature
Date 12/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

