THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049249

Karen Johnson Davidson County
Batch # 1215982 DEEDWARR
12/13/2024 10 19 26 AM 2 pgs
Fees $13 00 Taxes $1,073 00

20241213-0096910

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $290,000 00

Kayla Anderson
Affiant

Subscribed and sworn to before me, this 12th day of December, 2024

Notary Public
My Commission Expires

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 08 2027

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information·
Joel Hunt 2550 Sonar Street Nashville TN 37214	New Owner	Tax Parcel ID No. 052 13 0B 225 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, **Kayla M. Anderson, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel Hunt, an unmarried man**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Lot No 32 on the Plan of CONDOMINIUM PLAT, RIVER GLEN, PLANNED UNIT DEVELOPMENT, PHASE 5, SECTION 1 of record in Plat at Instrument No. 20011207-0135344, 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 Kayla M Anderson, an Unmarried Woman, by Warranty Deed from Brianne N. Leidy, an Unmarried Woman, of record in Instrument No 20191009-0103437, in the Register's Office of Davidson County, Tennessee, dated October 04, 2019, and recorded on October 09, 2019

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 record

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM PLAT, RIVER GLEN, PLANNED UNIT DEVELOPMENT, PHASE 5, SECTION 1, as recorded in Instrument No 20011207-0135344 as revised in Instrument No 20030305-0029504.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I AND BOUNDARY SURVEY OF RIVER GLEN, PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6900, Page(s) 650.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, RIVER GLEN, PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6900, Page(s) 651 and Plat Book 6900, Page(s) 671

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER GLEN, OPEN SPACE ONE, as recorded in Instrument No 20030319-0036614.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

the Master Deed establishing RIVER GLEN Condominium of record in Book 7566, Page 571 with Declaration of Submissions recorded in Instrument No. 20030425-0055851, Instrument No 20030425-0055853, Instrument No 20030506-0060411, Instrument No. 20030506-0060413, Instrument No. 20030508-0061769, Instrument No. 20030515-0066784, Instrument No. 20030522-0069839, Instrument No. 20030617-0083416, Instrument No 20030623-0086315 as re-recorded in Instrument No. 20030728-0105088; with further Declaration of Submissions recorded in Instrument No. 20030701-0090670 and Instrument No 20040713-0083147; as amended in Instrument No. 20040915-0111299 and with Resolution recorded in Instrument No 20040915-0111301; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20020425-0051349 with Scrivener's Affidavit recorded in Instrument No. 20180829-0085719

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6762, page 208

Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Instrument No. 20080312-0024813
Easement recorded in Book 3961, Page 681; Book 7296, Page 484 and Book 11030, Page 731

Easement for Water and Sewerage Services, recorded in Book 7061, Page 172; Book 7061, Page 196; Book 9523, Page 164 and Book 9523, Page 168

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20010816-0088874
Charter for River Glen Property Owners Association recorded in Book 8069, Page 158

Charter for River Glen Property Owners Association recorded in Instrument No 20020425-0051348

Common Open Space Deed recorded in Instrument No 20020503-0054718 and Instrument No 20041217-0150273

This is improved property located at 2550 Sonar Street Nashville TN 37214

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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, Grantor has executed this instrument on this 12th day of December, 2024

Kayla M. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of December, 2024

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____