THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241149348**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $558,000.00. Affiant Subscribed and sworn to before me, this 3rd day of January, 2025. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: Alexander Bialk and Nora Bialk 7412 Riverland Dr Nashville TN 37221	Send Tax Bills To: United Federal Credit Union P.O. Box 125 St. Joseph, MI 49085	Tax Information: Tax Parcel ID No. 126 16 0A 608.00

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, **Jason Glover, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Bialk and Nora Bialk, husband and wife**, ("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. 363 on the Plan of Final Plat, RIVERWALK, PHASE 4C, of record as Instrument No. 20060328-0035052 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jason Glover, an unmarried man, by Warranty Deed from Charles W. Embry Jr. and Leslie C. Embry, husband and wife, of record in Instrument No. 20191206-0125977, in the Register's Office of Davidson County, Tennessee, dated December 04, 2019, and recorded on December 06, 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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 4C, as recorded in Instrument No. 20060328-0035052.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as being 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.

Easement recorded in Book 513, Page 396; Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194 and Book 4226, Page 715.

Easement for Grant of Transmission Line, recorded in Book 4257, Page 647.

Easement for Dedication of Public Utilities, recorded in Book 7526, Page 315 and Book 7526, Page 318 and Book 7526, Page 324.

Karen Johnson Davidson County
Batch# 1224861 DEEDWARR
01/09/2025 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,064.60
20250109-0001919

Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536; Instrument No. 20021125-0145984 and Instrument No. 20040812-0097619.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240. Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280. Charter for Riverwalk Nashville Homeowners Association, Inc., recorded as Instrument No. 20020425-0051371.

Common Open Space Deed recorded as Instrument No. 20071220-0145869.

This is improved property located at 7412 Riverland Dr., Nashville, TN 37221.

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, Grantors warrant that this instrument is effective as of the 3rd day of January, 2025.

Jason Glover

STATE OF ~~TENNESSEE~~ NC)
COUNTY OF ~~DAVIDSON~~ Iredell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Glover, 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 2nd day of January, 2025.

Notary Public
My Commission Expires: 07/10/2029

TAMMIE M HIBBERT NOTARY PUBLIC CABARRUS COUNTY, NORTH CAROLINA

True Copy Certification

I, **Tammy Carney,** 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 ~~3rd~~ 2nd day of January, 2025.

Affiant Signature

Date 1-3-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027