11:45

This instrument was prepared by
R H Pursell
North, Pursell & Ramos, PLC
414 Union Street
Suite 1850
Nashville, TN 37129
615-255-2555

Ret

Karen Johnson
Batch # 1229465
01/23/2025 08 36 01 AM
Fees $33 00 Taxes $44 40

Davidson County
DEEDWARRSP
6 pgs

20250123-0005166

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO :
River Landing at Old Hickory Owners Association 700 River Landing Way Old Hickory, TN 37138	NEW OWNER	043-04-0A 049.00-CO 043-04-0A 050 00-CO 043-04-0A 051.00-CO

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency all of which are hereby acknowledged, River Landing Development, LLC, a Tennessee limited liability company (the "Grantor") by these presents does transfer and convey unto River Landing at Old Hickory Owners Association, a Tennessee not for profit corporation (the "Grantee"), without warranties except as set forth herein certain tracts or parcels of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows.

SEE ATTACHED EXHIBIT A FOR DESCRIPTION OF THE PROPERTY.

This conveyance is subject to all matters of record, encumbrances, boundary disputes, or other matters affecting the title to the Property except those matters or encumbrances directly created and imposed on the Property by Grantor, but not further or otherwise

This is unimproved property.

TO HAVE AND TO HOLD said Property with all rights and interests hereby created pursuant to this deed.

Grantor represents that it acquired the property by Quitclaim Deed of record in Instrument No 20180416-0335511 Register's Office for Davidson County, Tennessee (the "Deed") and Grantor does covenant with the said Grantee that Grantor is conveying said Property pursuant to the rights Grantor acquired by the Deed; and the Property is free from any matters or encumbrances created by Grantor, except as noted above. Grantor warrants title against persons asserting claims through Grantor against the title which were created by specific actions of the Grantor, but not further or otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 6th day of January 2025

River Landing Development, LLC

By: _____
Kay Russell, President.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kay Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the President of River Landing Development, LLC and that she executed the foregoing instrument for the purposes therein contained, by signing her name thereto as president of the company.

WITNESS my hand and seal at office, on this the 16 day of January 2025.

Notary Public Kayla Nolan

My Commission Expires: My Commission Expires August 19, 2025

KAYLA NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00

By: _____
Affiant

Subscribed and sworn to before me, this the 6 day of January 2025.

_____
Notary Public

My Commission Expires: My Commission Expires August 19, 2025

KAYLA NOLAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, designated as Open Area-I Final Plat of Cluster Lot Subdivision River Landing Section I, Phase 1 as shown on the Plat appearing of record in Instrument No 20060918-0115492 in the Register's Office for Davidson County Tennessee Being the property conveyed to Grantor by quitclaim deed from Lakewood R3, LLC a/k/a Lakewood/ R3, LLC of record in Instrument No. 20180416-00335511 of record in the Register's Office for Davidson County, Tennessee and identified as Map and Parcel 043-04-0A-049.00-CO

Land in Davidson County, Tennessee, designated as Pond-Open Area-2 Final Plat of Cluster Lot Subdivision River Landing Section I, Phase 1 as shown on the Plat appearing of record in Instrument No. 20060918-0115492 in the Register's Office for Davidson County Tennessee. Being the property conveyed to Grantor by quitclaim deed from Lakewood R3, LLC a/k/a Lakewood/ R3, LLC of record in Instrument No 20180416-00335511 of record in the Register's Office for Davidson County, Tennessee and identified as Map and Parcel 043-04-0A-050.00-CO.

Land in Davidson County, Tennessee, designated on the Final Plat of Cluster Lot Subdivision River Landing Section 1, Phase 1 as shown on the Plat appearing of record in Instrument No. 20060918-0115492 in the Register's Office for Davidson County Tennessee. Being the property conveyed to Grantor by quitclaim deed from Lakewood R3, LLC a/k/a Lakewood/ R3, LLC of record in Instrument No. 20180416-00335511 of record in the Register's Office for Davidson County, Tennessee and identified as Map and Parcel 043-04-0A-051 00-CO