Karen Johnson Davidson County
Batch# 1232164 DEEDWARR
01/30/2025 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20250130-0007217

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/18/2027
(AFFIX SEAL)

SANDY MCCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

T-AR-24-7424

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Nunes and Alexis Sullivan	New owner	
(NAME)	(NAME)	**126-16-0A-497.00-CO**
7424 Riverfront Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONSTANCE A. GREENFIELD AND HUSBAND, IVAN L. GREENFIELD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY NUNES AND ALEXIS SULLIVAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 187 on the Plan of Final Plat of Riverwalk, Phase 3D of record in Plat at Instrument No. 20050714-0081743, 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 Constance Russell-Greenfield and husband, Ivan L. Greenfield by Warranty Deed from The Jones Company of Tennessee, L.L.C of record in Instrument No. 200601120004870 Register's Office for Davidson County, Tennessee, dated January 06, 2006 and recorded on January 12, 2006. Constance Russell-Greenfield is one and the same as Constance A. Greenfield.

This conveyance is subject to:
• Taxes for the year 2025 and thereafter, not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20050714-0081743, Register's Office of Davidson County, Tennessee.
• Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, amended in Instrument No. 20040506-0051985 , Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Charter of the Homeowner's Association of record in Instrument No. 20020425-0051371, Register's Office for Davidson County, Tennessee.
• By-Laws attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20071220-0145869, Register's Office for Davidson County, Tennessee.
• Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for Davidson County, Tennessee.
• Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for Davidson County, Tennessee.
• Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission

Line Easement of record in Book 4257, Page 647, Register's Office for Davidson County, Tennessee.
• Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for Davidson County, Tennessee.
• Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20040826-0103240, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.
• Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
• Easement for Nashville, Chattanooga and St. Louis Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7424 Riverfront Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27 DAY OF JANUARY, 2025.

Constance A. Greenfield

Ivan L. Greenfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of January, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of January, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Sandy Mccallum 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 1/27/25 (date of document).

Affiant Signature

1/27/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

