Karen Johnson Davidson County
Batch# 1234095 DEEDWARR
02/04/2025 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20250204-0008425

WARRANTY DEED

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$322,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of February, 2024.

Notary Public

My commission expires: 1/11/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Courtney Johnson	Delmar Financial Co	**097-02-0-A-074-00CO**
1422 Riverbrook Drive	1 Clock Executive Pkwy Ste 110	
Hermitage, TN 37076	St Louis, MO 63141	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Reichert and Davina Lee Sprinkle, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney Johnson, a single person

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. 74 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-007557, and a Surveyor's certificate of correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which said plan of reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Reichert, an unmarried man and Davina Lee Sprinkle, an unmarried woman, joint tenants with right of survivorship by Warranty Deed dated November 3, 2017, from Michele Riley and Robert D. Riley, wife and husband, of record in Instrument No. 20171107-0114649, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the Plan of record in Instrument No.20080723-0075577 and surveyor's certificate of correction in Instrument No. 20081105-0110185 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions of The Villages of Riverwood, of record in Instrument No. 20080408-0035557 and amended in Instrument No.20170906-0091483, Register's Office for DAVIDSON County, Tennessee.**
3. **Title to that portion of land lying below the ordinary low water mark of the Stones River.**
4. **Easement for the flow of the waters of the Stones River and the rights of the public therein.**
5. **Rights of upper and lower riparian owners to the flow of the waters of the Stones River, free from diminution or pollution.**
6. **All matters shown on the Plan of record in Book 6050, Page 9, said Register's Office.**
7. **Grant of Transmission Line Easement of record in Book 4586, Page 242, said Register's Office.**
8. **Sanitary Sewer and Pumping Station Easement of record in Instrument No. 20051219-0152201, said Register's Office.**
9. **Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, said Register's Office.**

10. **Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070713-0083651, said Register's Office.**

11. **Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828, said Register's Office.**

12. **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090109-0002452, said Register's Office.**

13. **Conveyance of common area to The Villages of Riverwood Homeowners Association, Inc., of record in Instrument No. 20080630-0067054, said Register's Office.**

14. **Storm Water Drainage Easement Agreement of record in Instrument No. 20100108-0001966, said Register's Office.**

15. **Storm Water Drainage and Detention Easement Agreement of record in Instrument No. 20100108-0001966, said Register's Office.**

16. **Temporary Slope Easement Agreement for Riverwood Village Boulevard of record in Instrument No. 20100108-0001967, said Register's Office.**

This is improved property known as: **1422 Riverbrook Drive, Hermitage, TN 37076**

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 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 31st day of January, 2025.

David Reichert

Davina Lee Sprinkle

STATE OF North Carolina)
COUNTY OF Wake)

Personally appeared before me, a Notary Public of said County and State, **David Reichert and Davina Lee Sprinkle,** the within named seller, 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 at Morrisville, North Carolina, this 31st day of January, 2025.

Notary Public

My Commission Expires: February 11, 2029

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2029

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Staggs, 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 Jan, 31st, 2025.

Custodian's Signature

2.4.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of February, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON