WARRANTY DEED

Karen Johnson Davidson County
Batch # 1242237 DEEDWARR
02/28/2025 02 43 29 PM 2 pgs
Fees $13 00 Taxes $1,285 75

20250228-0015179

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-28

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C-25-222

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Drake Thomas Greiner, Jr. and Sydney Taylor Greiner	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	**085 14 0A 222.00**
222 Riverstone Court	**1749 Mallory Lane, Ste 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Brentwood, TN 37027**	
(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,

CANDACE HULL AND STEPHEN HULL, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DRAKE THOMAS GREINER, JR. AND SYDNEY TAYLOR GREINER, 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

Situate in Davidson County, Tennessee, being Unit No 222, on the plan of RIVERSTONE CONDOMINIUM, according to the Master Deed of record in Book 6998, Page 839, Restated in Book 7245, Page 211, Amended in Book 11016, Page 159, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 6900, Page 317, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description

Being the same property conveyed to Candace Hull and Stephen Hull, wife and husband, by Warranty Deed from Lucas Minton and Rachel Minton, husband and wife, of record in Instrument No 20200225-0020483, in the Register's Office of Davidson County, Tennessee, dated February 21, 2020 and recorded on February 25, 2020

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of PHASE ONE RIVERSTONE CONDOMINIUM PLAT, as recorded in Plat Book 6900, Page 317
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVERSTONE CONDOMINIUM of record in Book 6998, Page 839, Restated in Book 7245, Page 211, Amended in Book 11016, Page 159, 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
* Easement for Water and Sewerage Services, recorded in Book 7295, Page 991.
* Stormwater Detention Agreement as set forth in instrument recorded in Book 11016, Page 153
* Charter for Riverstone Condominium Homeowners Association, Inc recorded as Book 7120, Page 707 and Book 7257, Page 151 and Amended in Book 7824, Page 853
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***CANDACE HULL****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20250228 0015178. *Register's Office for* ***Davidson*** *County, Tennessee*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***STEPHEN HULL****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20250228 0015177. *Register's Office for* ***Davidson*** *County, Tennessee*

This is ____ **unimproved** __X___ **improved** property known as **222 Riverstone Court, Nashville, TN 37214**

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 21st day of February, 2025

Candace Hull by Loy Carney, Attorney In Fact
Candace Hull by Loy Carney, her Attorney-In-Fact

Stephen Hull by Loy Carney, Attorney In Fact
Stephen Hull by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CANDACE HULL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CANDACE HULL.**

Witness my hand and official seal this **21st** day of **February, 2025**

Notary Signature
My Commission Expires 2.21.25

TAMMY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **STEPHEN HULL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **STEPHEN HULL**

Witness my hand and official seal this **21st** day of **February, 2025**

Notary Signature
My Commission Expires 2.21.25

TAMMY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025