Karen Johnson Davidson County
Batch# 1269210 DEEDWARR
05/06/2025 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20250506-0035241

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38635.04-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $565,000.00. Affiant Subscribed and sworn to before me this 30TH day of April, 2025. Notary Public My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Jeffrey Conner, Kalyn Conner 6513 Westfall Drive Nashville, TN 37221	**Send Tax Bills To:** CLR ~~MORTGAGE RESEARCH CENTER~~ VETERANS HOME LOANS 550 VETERANS UNITED DR. COLUMBIA, MO 65201	**Tax Information:** Map and Parcel No.: 126160A04100CO

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, **Randall Robert Woodward, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Conner and Kalyn Conner, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6513 Westfall Drive, Nashville, TN 37221.

Subject property has never served as the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 28TH day of April, 2025.

Randall Robert Woodward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall Robert Woodward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Riverwalk Phase 1A Section 1 and Phase 1B Section 1 as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Randall Robert Woodward, unmarried, by deed dated July 1, 2010 from Richard W. Woodward and wife, Kathleen A. Woodward of record in Instrument No. 20100701-0051486, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20100805-0061544, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 126160A04100CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Riverwalk, of record in Instrument No. 20011105-0121083, 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 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Riverwalk Homeowners' Association, Inc. of record in Instrument No. 20020424-0050564, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1, page 25 and 121 and Instrument No. 20011024-0115969, Register's Office for Davidson County, Tennessee.
6. Easement for road and utility access of record in Instrument No. 20010706-0072536, Register's Office for Davidson County, Tennessee.
7. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
8. Easement for right-of-way of record in Book 4205, page 194 and in Book 4226, page 715, and Book 4230, page 987, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 513, page 396, Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.
10. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, page 315, 318 and 324, and Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.
11. Landscape Easement of record in Instrument No. 20010919-0101280, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Instrument No. 20021119-0143687, Instrument No. 20010919-0101279, Instrument No. 20040826-0103240, and Instrument No. 20040318-0030734, Register's Office for Davidson County, Tennessee.
13. Rights of upper and lower riparian owners in and to the waters of The Harpeth River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

Tennessee Certification of Electronic Document

I, Shakeb T. Morris, 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 April 30. 2025.

Affiant Signature

6th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028