WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

Y-C-25-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
Robert Charles Cummings, III and Victoria L. Cummings	**Same as New Owners**	
(NAME) **304 Riverstone Boulevard**	(NAME)	**085-14-0A-304 00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS)	
(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, **KURT M. WHALEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT CHARLES CUMMINGS, III AND VICTORIA L. CUMMINGS, 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 Unit 15, Riverstone Condominiums, Phase two, as shown on plat of record in Instrument No 20010814-0087503, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Kurt M Whalen, an unmarried man by Warranty Deed from Thomas Field, an unmarried man of record in Instrument No 20220223-0020404 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on February 23, 2022

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20010814-0087503, Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 6998, Page 839, Book 7245, page 211, Book 11016, page 159, Book 6998, Page 868 and Book 7245, page 250, Register's Office for Davidson County, Tennessee
- Charter of Riverstone Condominiums Homeowner's Association of record in Book 6998, page 885, Book 7120, page 708 and Book 7824, page 853, Register's Office of Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument No 11016, page 153, Register's Office of Davidson County, Tennessee
- Sanitary Sewer Easement of record in Book 4786, page 789 and Book 5166, page 820, Register's Office of Davidson County, Tennessee
- Articles of Incorporation for Homeowners Association of record in Book 7120, page 707 and Book 7257, page 151, Register's Office of Davidson County, Tennessee
- Amendment to the Certificate of Limited Partnership of record in Book 11016, page 158, Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **304 Riverstone Boulevard, Nashville, Tennessee 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

Karen Johnson Davidson County
Batch # 1275689 DEEDWARR
05/20/2025 10 33 33 AM 2 pgs
Fees $13 00 Taxes $1,443 00

20250520-0039636

Witness my/our hand(s) this the 16th DAY OF MAY, 2025

Kurt M Whalen

Leslie Whalen

Leslie Whalen, spouse of Kurt M Whalen, hereby joins in this conveyance and does transfer and convey any and all marital interest Leslie Whalen may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KURT M WHALEN, 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 16th of May, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE WHALEN, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 16th of May, 2025

Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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