WARRANTY DEED

Karen Johnson
Batch # 1276005
05/21/2025 10 25 38 AM
Fees $13 00 Taxes $1,979 13

Davidson County
DEEDWARR
2 pgs

20250521-0039953

File #25-TL-2140-CB

(SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2025

Notary Public
MY COMMISSION EXPIRES 5-9-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Tracey Johnson Alderdice and Jimmy Lynn Alderdice, Jr	**New Owner**	
(NAME)	(NAME)	**097 02 0A 581.00**
2140 Hickory Brook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

DANIEL C DRAKE AND RACHEL DRAKE, HUSBAND AND WIFE,

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

TRACEY JOHNSON ALDERDICE AND JIMMY LYNN ALDERDICE, JR., WIFE AND HUSBAND,

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 581, on VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 5A, of record in Instrument No 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Daniel C Drake and Rachel Drake, husband and wife, by Warranty Deed from Julia M Boyles and Timothy C Boyles, wife and husband, of record in Instrument No 20190529-0050718, in the Register's Office of Davidson County, Tennessee, dated May 28, 2019, and recorded on May 29, 2019

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of Villages of Riverwood, Section One, Phase 5A, as recorded in Instrument No 20161011-0107256
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Villages of Riverwood, Phase One, Section One, Revision One, as recorded in Instrument No 20080723-0075577 with Surveyor's Certificate of Correction recorded in Instrument No 20081105-0110185
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20080408-0035557 as supplemented in Instrument No. 20110427-0032201, Instrument No 20140416-0031645, Instrument No 20140416-0031646, Instrument No 20140424-0034613, Instrument No 20140424-0034614, Instrument No 20140424-0034615, Instrument No 20140424-0034616, Instrument No 20140424-0034617, Instrument No 20140424-0034618, Instrument No 20150812-0080705, Instrument No 20161021-0111233 and Instrument No 20180502-0041808 with amendment recorded in Instrument No 20170906-0091483
* Easement for Storm Water Drainage and Detention, recorded in Instrument No 20100108-0001966 as amended in Instrument No. 20161101-0115412
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20070713-0083651
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **2140 Hickory Brook 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 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 19 day of May, 2025

Daniel C Drake

Rachel Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of May, 2025, before me personally appeared Daniel C Drake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of May, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of May, 2025, before me personally appeared Rachel Drake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of May, 2025

Notary Signature
My commission expires:

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027