Karen Johnson Davidson County
Batch# 1278462 DEEDWARR
05/28/2025 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250528-0041835

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robert Alexander Hanington, and Rheanna Brooke Leckner	Same	083-11-0-077.00
(NAME)	(NAME)	
818 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250660

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda Faye Odum, and Alvin Tommy Odum,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert Alexander Hanington, a single man and Rheanna Brooke Leckner, a single woman, as joint tenants with rights of survivorship**, 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. :

Certain real property situate in the 11th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lot No. 3 on the plan of Campbell's Riverside Drive, as shown by plat of record in Plat Book 421, page 180, Register's Office for Davidson County, Tennessee, bounded and described as follows: Beginning at a point in the westerly margin of Riverside Drive, being the NE corner of said lot and the SE corner of said lot and the SE corner of Lot No. 2 on said Plan; thence with the south line of Lot No. 2 westerly 153.3 feet to a point in the east margin of the right-of-way of the Lewisburg and Northern Railway; thence with the east margin of said right-of-way south 90 feet; thence eastwardly with the north line of Lot No. 4 on said plan 152.9 feet to a point in the west margin of Riverside Drive; thence with the west margin of Riverside Drive northwardly 90 feet to the beginning.

BEING the same property conveyed to Linda Faye Odum by Warranty Deed from Janice Newcome (her 50% undivided interest), Heir at Law of Bettye Lee Bell, dated 04/25/2013 and filed of record in Inst. No. 20130502-0044138, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Inst. No. 20131105-0114657, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 818 Riverside Drive, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of May, 2025

Linda Faye Odum

Alvin Tommy Odum

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda Faye Odum,and Alvin Tommy Odum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of May, 2025.

Notary Public
My Commission Expires: 4/26/26



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 27, 2025.

J. Carlton Drumwright

May 27, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 27, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY