Karen Johnson Davidson County
Batch# 1289037 DEEDWARR
06/24/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250624-0049345

WARRANTY DEED

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

JM-FCR-25-3305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 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)
Luis Candelario and Maria Candelario	**Same As New Owner**	
(NAME)	(NAME)	**141-06-0D-091.00-CO**
2283 Gober Road		
(ADDRESS)	(ADDRESS)	
Bishop, GA 30621		
(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, **SARAH THERRIEN AND JONATHON THERRIEN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUIS CANDELARIO AND MARIA CANDELARIO, 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 No. 91, Building 14, on the Plan of Horizontal Property Regime, Private Element Plat Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Therrien and Jonathon Therrien, wife and husband by Quitclaim Deed from Sarah Therrien and Jonathon Therrien, wife and husband of record in Instrument No. 20211028-0145120 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on October 28, 2021.

This conveyance is subject to:
• Taxes for the year 2025 and subsequent years.
• Plan of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee.
• Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
• By-Laws for HOA of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed to HOA in of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee.
• By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
• Charter of Riverbridge Homeowners Association, Inc. of record in Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
• Right of Way for N C & St. L Railway of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.
• Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, Register's Office for Davidson County, Tennessee.
• Ingress and Egress Easement to cemetery set out in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee.

- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3305 Harpeth Springs Dr, Nashville, Tennessee 37221**.

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 20th DAY OF JUNE, 2025.

Sarah Therrien

Sarah Therrien

Jonathon Therrien by Sarah Therrien as Attorney-in-fact

Jonathon Therrien
by Sarah Therrien as 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, SARAH THERRIEN, 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 20th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of June, 2025.

Affiant Signature
Date 6/20/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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