WARRANTY DEED

Karen Johnson Davidson County
Batch# 1296857 DEEDWARR
07/11/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,338.40
20250711-0054769

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $632,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 8 DAY OF July, 2025.

Notary Public

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

MY COMMISSION EXPIRES: 12.19.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO (S)
Samuel Champion and Andrea H. Champion	Samuel Champion and Andrea H. Champion	061-12-0-163.00
(NAME) 1230 Riverwood Drive	(NAME) 1230 Riverwood Drive	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Marilyn K. Jones, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Samuel Champion and Andrea H. Champion, Husband and Wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

The following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 26, on the Map of Eastdale Place, as of record in Book 547, Page 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 100 feet on the Southerly side of Riverwood Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Marilyn K. Jones, unmarried by Warranty Deed from Victoria A. Barlow nka Victoria A. Stamps and husband, Charles Eugene Stamps of record in Instrument No. 20060411-0041437 Register's Office for Davidson County, Tennessee, dated April 06, 2006 and recorded on April 11, 2006.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1230 Riverwood Drive, Nashville, TN 37216

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of July, 2025.

Marilyn K. Jones

STATE OF Florida
COUNTY OF Seminole

On this 8th day of July, 2025, before me personally appeared Marilyn K. Jones, 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. By means of online notarization, who presented/produced a Tennessee DL as identification.

Witness my hand, at office, this 8th day of July, 2025.

Notary Signature Ashley D. Kelly-Newsome
My commission expires: 09/27/2028

ASHLEY D. KELLY-NEWSOME
Notary Public - State of Florida
Commission # HH 585694
My Comm. Expires Sep 27, 2028

Tennessee Certification of Electronic Document

I, Steven 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 Julv 8. 2025.

Affiant Signature

11th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of July, 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

202507110054769