Karen Johnson Davidson County
Batch# 1298638 DEEDWARR
07/18/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250718-0056725

# WARRANTY DEED

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-18-27

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John S Anderson | John S Anderson | 082-14-0A-018.00 |
| (NAME) | (NAME) | |
| 2530 Rob Taylor Road | 2530 Rob Taylor Road | |
| (ADDRESS) | (ADDRESS) | |
| Lascassas, TN 37085 | Lascassas, TN 37085 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Julie A Nell and Ryan B Nell, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto John S Anderson and wife, Colleen M Anderson, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium apartment in Davidson County, Tennessee, being Unit 1070 on the Plan of Riverfront Condominiums, a Horizontal Property Regime with Private Elements as shown on Exhibit "E" of the Master Deed for Riverfront Condominiums, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et., seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument Nos. 20060518-0058640 and 20150402-0029055, as corrected by Scrivener's Affidavit of record in Instrument No. 20210923-0128192, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Riverfront Condominiums, a Horizontal Property Regime with Private Elements contained in said Master Deed, the plat filed at Exhibit "E" and By-Laws appended thereto as Exhibit "C" are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the common elements and voting percentages appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Julie A. Nell and Ryan B. Nell, wife and husband by Warranty Deed from Nicole Heidemann, married,, of record in Instrument 20150722-0071640, dated July 20, 2015 and recorded July 22, 2015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1070 1st Ave N, Nashville, TN 37201
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 16th day of July, 2025.

Julie A Nell

Ryan B Nell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie A Nell and Ryan B Nell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of July, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
**Stewart Title Company**
**126 Kedron Pkwy**
**Spring Hill, TN 37174**

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

## Electronic Document Certification

I, **Lisa D. Turner,** 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 July 16 2025.

**Lisa D. Turner**

**Date:** 7-17-25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, ~~this~~ the 17th day of July, 2025.

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/18/2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 17th day of July, 2025.

NOTARY PUBLIC

My commission expires: 2/18/2029

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**File No. 25078073**