WARRANTY DEED

Karen Johnson
Batch # 1345782
11/13/2025 01 49 04 PM
Fees $13 00 Taxes $1,646 50

Davidson County
DEEDWARR
2 pgs

20251113-0090577

File #**25-TC-2202-W**

(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$445,000.00**

Meredith Rose Seymour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November, 2025

Notary Public
MY COMMISSION EXPIRES: 1.22.29

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-0-25-2202

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO:~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Meredith Rose Seymour	Steadfast Mortgage	
(NAME)	(NAME)	
2202 Traemoor Village Drive	2 Cadillac Drive	**114 07 0A 064 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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,

MARJORIE G. RIGGS, AN UNMARRIED WOMAN,

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

MEREDITH ROSE SEYMOUR, AN UNMARRIED WOMAN,

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 64 on the Plan of TOWNHOMES OF TRAEMOOR VILLAGE, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20070323-0035561, amended and restated in Instrument No 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Marjorie L Gray, a single woman, by Warranty Deed from Beazer Homes Corp , a Tennessee Corporation, of record in Instrument No 20121114-0105024, in the Register's Office of Davidson County, Tennessee, dated November 09, 2012, and recorded on November 14, 2012

Being the same property conveyed to Marjorie L Gray and Zachary K Riggs, as Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Marjorie L Gray, of record in Instrument No 20210927-0129543, in the Register's Office of Davidson County, Tennessee, dated September 16, 2021, and recorded on September 27, 2021 The said Zachary K Riggs died on April 15, 2023, leaving Marjorie L Gray as surviving tenant by the entirety The said Marjorie L Gray is now known as Marjorie G Riggs

This conveyance is subject to

* Property Taxes for the year 2026 and all subsequent years, a lien not yet due and payable
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRAEMOOR VILLAGE, as recorded in Instrument No 20070607-0068258
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20070323- 0035561 as amended and restated in Instrument No 20080318-0027145, and as amendment to amended and Restated in Instrument No 20080808-0081934, Instrument No 20210210-0018739, Instrument No 20210210- 0018741, Instrument No 20210210-0018742 and

Instrument No 20250305-0016454, as amendment to Bylaws recorded in Instrument No 20210210- 0018740 and Instrument No 20210210-0018743.
* Easement for Dedication of Public Utilities, recorded in Book 7142, Page 463 and Instrument No 20250922-0075506
* Easement for Broadband Communications Services, recorded in Instrument No 20170921-0097001.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20061017-0128855
* Charter for The Townhomes of Traemoor Homeowners Association recorded as Instrument No 20081219-0121382
* Common Open Space Deed recorded as Instrument No 20070725-0088225 and Instrument No 20080819-0085122.
* Any and all existing easements and restrictions as shown of record not stated herein

This is _____ **unimproved** ___**X**___ **improved** property known as. **2202 Traemoor Village Drive, Nashville, TN 37209**

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 **12th** day of **November, 2025**

Marjorie Gray Riggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2025, before me personally appeared Marjorie Gray Riggs, 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 12th day of November, 2025

Notary Signature
My commission expires

