Prepared by: Thomas J. Drake
Attorney at Law
PO BOX 218187
Nashville TN 37221

Karen Johnson Davidson County
Batch# 219124 DEEDQC
04/17/2019 12:13:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190417-0035282

I swear or affirm that the actual consideration or value of this transfer is $0.00.

Linda S. James
AFFIANT

Notary Public
My Commission Expires: 11/28/2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO:	MAP & PARCEL
LINDA S. JAMES OPAL JAMES 8591 Sawyer Brown Road Nashville, TN 37221	New Owners	Map 142-13-c PARCEL 4

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Linda James, single, has this day bargained and sold, and does hereby transfer and convey unto the said Opal James, Grantee(s) herein, her heirs and assigns, a ½ (one half) interest in certain real estate in Davidson County, Tennessee as follows:

Unit No. 8591, together with the carport designated No. 8591-C, in River Plantation, Section Ten, Phase II-A, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase, II-A, Condominium Apartments, recorded in Plat Book 7900, page 956, Register's Office of Davidson County, Tennessee, and described in Master Deed Recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 9669, page 111, Register's Office of Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of River Plantation, Section Ten, Phase II-A, Condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. Seq., as applied to Section Ten, Phase II-A, by annexation documents in B9669, page 111; and Book 9780, page 284, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et. seq, as re-recorded in Book 7900, page 945, and Plat Book 7900, pages 756, Register's Office of Davidson County, Tennessee.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from the B.B. Doubleday, Jr., of record in Book 7074, page 493, as corrected by Deed of Correction in Book 7400, page 792, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Opal James and Linda S. James, by warranty deed from Haury and Smith Contractors, Inc., of record in Book 9922, page 230, dated January 19, 1996, Register's Office of Davidson County, Tennessee.
Being the same ½ interest in the property transferred to Linda S. James, by quitclaim deed on March 31, 2017, by quitclaim deed :20170331-0031572. The purpose of this Deed is to transfer ½ ownership to Opal James.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved property known as 1996 Sawyer Brown Road, Nashville Tennessee 37221, on the warranty deed above, and unit 8591 and 8591-c in River Plantation, Section Ten, Phase II-A, a condominium, a Horizontal Property Regime, Located on Sawyer Brown Road, Davidson County, Tennessee, and now known as 8591 Sawyer Brown Road, Nashville Tennessee 37221.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any general shall be applicable to all genders.

The same track or parcel of land with appurtenances, estates, title and interest thereto belonging to said grantee, their heirs and assigns forever.

Witness my hand this 17 day of April, 2019.

X Linda S. James
Linda S. James, Single

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda S. James with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, on this 17 day of April, 2019.

Notary Public
My Commission Expires: 11-03-2020

LINDA BOWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY