WARRANTY DEED

Karen Johnson Davidson County
Batch# 488658 DEEDWARR
10/02/2020 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20201002-0114458

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

L. C.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2020.

Tracy Horner
Notary Public

MY COMMISSION EXPIRES: 2/27/24
(AFFIX SEAL)

TRACY HORNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hannah M. Powers	Summit Funding, Inc.	Parcel ID: 142-05-0B-112.00
(NAME) 8300 Sawyer Brown Road	(NAME) PO Box 15167	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Sacramento, CA 95815	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ryan Beaumont**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hannah M. Powers, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Three, Condominium Apartments, as of record in Book 4675, Pages 75, 76 and 77, amended in Book 4675, Pages 102, 103, 104 and 105, and amended in Book 6231, Page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description, the part hereby described being: Unit No. H-307 on the said plan together with the Carport designated No. G-307-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Three Condominiums.

Being the same property conveyed to Ryan Beaumont By Warranty Deed from Dwight Armour and Kathy Armour, husband and wife, dated December 27, 2017 recorded January 10, 2018, of record in Instrument No. 20180110-0003260 Register's Office for Davidson County, Tennessee.

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 8300 Sawyer Brown Road, #H307, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 30th day of September 2020

Ryan Beaumont

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ryan Beaumont, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-9026-TH

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

