39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 532722 **DEEDWARR**
12/14/2020 11:01:02 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20201214-0146584

G-VRES-20-8207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sue C. Harrison	Regions	
(NAME)	(NAME)	**142-01-0A-006.00-CO**
8207 Sawyer Brown Road #A6	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(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, **BERNARD R. SCHKLAR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUE C. HARRISON, 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. A-6, on the Plan of River Plantation Condominiums, a Horizontal Property Regime, created under This 66. Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 4562, Page 474, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said tam as set forth in said Master Deed. Reference is hereby made to the Plat of Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Registers Office, for a more complete identification and description of such unit

Being the same property conveyed to Bernard R. Schklar, unmarried by Warranty deed from Lincoln Trust Company, Trustee F/B/O Thomas J. Kush of record in Instrument No. 20031113-0166074 Register's Office for Davidson County, Tennessee, dated November 12, 2003 and recorded on November 13, 2003.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 59 and Boundary Plat of record in Plat Book 4460, Page 18, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section 1, a Condominium of record in Book 4562, Page 474, as supplemented and amended in Instrument No. 20051020-0126564, and further amended in Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee.
- Charter of River Plantation Section One Condominiums Homeowners' Association, Inc., of record in Instrument No. 20050818-0098515, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 753, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8207 Sawyer Brown Road #A6, Nashville, Tennessee 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 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 11th DAY OF DECEMBER, 2020.

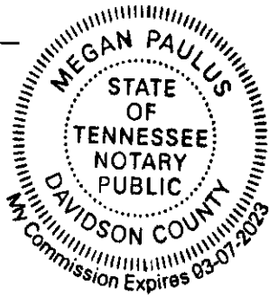
Bernard R. Schklar by Stan Schklar, Attorney in Fact
Bernard R. Schklar by Stan Schklar,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stan Schklar, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BERNARD R. SCHKLAR AS PER THE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20201120-0136668, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, and who acknowledged he/she/they executed the same as the free act and deed of the said BERNARD R. SCHKLAR.

Witness my hand and official seal, this the 11th of December, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212