Karen Johnson Davidson County
Batch# 535951 DEEDWARR
12/16/2020 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20201216-0148763

FF 35953

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35953-11-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 11th day of December, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Susan Richards Aker Irrevocable Trust 737 General George Patton Road Nashville, TN 37221	**Send Tax Bills To:** Robert Richards 5079 Dulce Court Palm Beach Gardens, FL 33418	**Tax Information:** Map and Parcel No.: 142090F73700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rita Scott, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard A. Richards, III, Trustee of the Susan Richards Acker Irrevocable Trust** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 737 General George Patton Road, Nashville, TN 37221.

The subject property has never been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of December, 2020.

Rita Scott

Rita Scott

STATE OF Ky

COUNTY OF Warren

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

Witness my hand, at office, this 9th day of December, 2020.

Deborah Potter

Notary Public

My Commission Expires: 1-12-23

<<<<NOTARY SEAL>>>>

DEBORAH POTTER NOTARY PUBLIC STATE AT LARGE, KY.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 737, together with the carport designated No. 737-C on the Plan of Amended River Plantation, Section VIII, Phase II of record in Plat Book 6900, pages 514-517, as amended in Plat Book 6900, pages 654-657, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Eight, Phase II), a horizontal property regime established by Master Deed of record in book 7417, page 396, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rita Scott, a married woman, by deed dated March 31, 2014 from Kasey L. Adkins, unmarried, of record in Instrument No. 20140403-0027793, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for River Plantation, Sectons 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Eight, Phase II), of record in Book 7417, page 396, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Plat Book 6900, page 397 corrected by Surveyor's Certificate of Correction in Book 8123, page 690, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 6900, pages 514-517, as amended in Plat Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

