When recorded, return to:
Momentum Title
1704 Charlotte Avenue #105
Nashville, TN 37023
File Number: 6-10289-RL

Karen Johnson Davidson County
Batch# 553770 DEEDWARR
01/13/2021 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $821.40
20210113-0006063

This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-10289-RL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$221,999.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2021.

Notary Public
My Commission Expires: 11-6-2024

JAMIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Lynn Sweitzer 878 General George Patton Road Nashville, TN 37221	Jennifer Lynn Sweitzer 878 General George Patton Road Nashville, TN 37221	142 09 0B 878.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Debbie Story, Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jennifer Lynn Sweitzer, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 878, together with the Carport designated No 878-C, in Phase One-Lot One Section Five River Plantation Condominium Apartments, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Phase One-Lot One Section Five River Plantation Condominium Apartments, recorded in Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for said County, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Phase One-Lot One Section Five River Plantation Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Ronald B. Pickle, Unmarried Person, by Warranty Deed from Robert E. Ferguson and wife, Cynda L. Ferguson, of record in Book 8356, Page 652, in the Register's Office of Davidson county, Tennessee, dated May 15, 1991 and recorded May 22, 1991. Ronald B. Pickle died on 3/22/2020 and devised the residue of his estate to Debbie Story by Will admitted in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville - Davidson County (Probate Division), Docket No. 20P734.

William K. Wise, Executor of the Estate of Ronald Bruce Pickle, joins in the execution of this instrument to convey any interest the Estate of Ronald Bruce Pickle may have in the subject property.

This is improved property located at: **878 General George Patton Road, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 12th day of January, 2021.

Debbie Story
Debbie Story

William K. Wise Executor
William K. Wise, Executor of the Estate of Ronald Bruce Pickle

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debbie Story, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2021.



Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William K. Wise, Executor of the Estate of Ronald Bruce Pickle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of January, 2021.

Notary Public
My Commission expires: 9-24-22



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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM