39B

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-29627	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 286,400.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2021. Notary Public MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 554040 DEEDWARR
01/14/2021 10:05:56 AM 2 pgs
Fees: $13.00 Taxes: $1,059.68

20210114-0006388

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jamie Ryan Levitt & Sara Levitt	FirstBank	MAP 142-01-0A-
8207 Sawyer Brown Rd. - # J4	722 Columbia Ave	PARCEL 060.00-CO
Nashville, TN 37221	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mark L. Strebe and wife, Theresa S. Strebe**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamie Ryan Levitt and Sara Levitt, husband and wife**

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. J-4, together with the carport designated J-4-C, of Section 1, River Plantation Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed Establishing a Horizontal Property Regime of River Plantation (Section One), of record in Book 4562, Page 474, and Supplement and Amendment of record in Instrument No. 20051020-0126564 and amended in Instrument No. 20140219-0014288, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominium Apartments, Section 1, of record in Book 4460, Page 59, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mark L. Strebe and wife, Theresa S. Strebe by Warranty deed from Rodger L. Sullivan and wife, Gwendolyn F. Sullivan of record in Instrument No. 20141020-0096323 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 20, 2014. (Value of consideration shown in aforementioned deed $175,000.00.) Being also known as 8207 Sawyer Brown Rd. - # J4 J-4 Nashville, Tennessee 37221.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) 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; (3) 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; (4) Charter of River Plantation Section One Condominiums Homeowners' Association, Inc., of record in Instrument No. 20050818-0098515; (5) Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 753; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the parcel (7) All visible easements; (8) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8207 Sawyer Brown Rd. - # J4, 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 the 12th day of January, 2021.

Mark L. Strebe

Theresa S. Strebe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark L. Strebe** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of January, 2021.

My Commission expires: 1-2-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theresa S. Strebe** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12th day of January, 2021.

My Commission expires: 1-2-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public