Karen Johnson Davidson County
Batch# 566280 DEEDWARR
02/03/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210203-0015198

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10163-MC

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 6-10120 RC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Madelyn Dietz
Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 2nd day of February, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Rowland 130 Plantation Court Nashville, TN 37221	New Owner	142-05-0A-019.00-C

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, **James M. Nauert, an unmarried man and Mary Gordon, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jerry Rowland, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Unit No. D-1, together with the Carport designated No. D-1-C, in River Plantation, Section Two, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two, Condominium Apartments, recorded in Book 4460, Page(s) 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 334, and the Amended and Restated Master Deed of record in Instrument No. 20120828-0077603, and the Second Amended and Restated Master Deed of record in Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded In Book 4661, Pages 334, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, Page 906, the second amended by-laws of record in Book 6354, Page 676, as corrected in Book 6436, Page 389, and the amended and restated by-laws of record in Instrument No. 20120828-0077595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Nauert and Mary D. Gordon, as joint tenants with rights of survivorship by Warranty deed from Betty Duncan Plummer unmarried of record in Instrument No. 20170818-0085083 in the Register's Office of Davidson County, Tennessee, Dated August 10, 2017 and recorded on August 18, 2017.

This is ☒ improved or ☐ unimproved property located at: **130 Plantation Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 2nd day of February, 2021.

GRANTOR:

James M. Nauert

Mary Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James M. Nauert and Mary Gordon, 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 2nd day of February, 2021.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

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

