Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3046



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of January, 2021

Notary Public

Commission Expires: 11/27/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bartheld Risner and Charlcia Risner 8943 Sawyer Brown Road Nashville, TN 37221	New Owner Same	142-09-0H-060.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Lea Anne Woodard, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bartheld Risner and Charlcia Risner, 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:

Land in Davidson County, Tennessee, being Unit No. 8943, together with the Carport designated No. 8943-C, in River Plantation, Section IX, Phase II-C, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-C, Condominium Apartments, recorded in Book 7900, pages 395 and 396, at seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, et seq., and further described in annexation document of record in Book 8666, page 319, all of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Lea Anne Woodard, unmarried by Warranty deed from Scott Bass, married of record in Instrument No. 20170522-0050271 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 22, 2017..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8943 Sawyer Brown Road, Nashville, TN 37221.

Karen Johnson Davidson County
Batch# 571726 **DEEDWARR**
02/10/2021 11:11:40 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63



20210210-0018972

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 so 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.

Dated this the 29th day of January, 2021.

Lea Anne Woodard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lea Anne Woodard** 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 and official seal at Brentwood, Tennessee this 29th day of January, 2021.

Notary Public
My Commission Expires:

(Notary Seal)

