Karen Johnson Davidson County
Batch# 573244 DEEDWARR
02/11/2021 12:17:30 PM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20210211-0019907

WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Hayley Thomas Eubanks **Sara Durdunji Mitchell** and **Anthony Judd Mitchell** 8812 Sawyer Brown Road Nashville TN 37221	FirstBank 722 Columbia Ave Franklin, TN 37064	142-13-0C-057.00-CO

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer is ~~$356,000.00~~ 305,000.00 TE

X Hayley Thomas Eubanks
AFFIANT

Sworn to and subscribed before me this 10th day of February 2021.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

NOTARY PUBLIC

My commission expires: 7-9-2024

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Juana Haven Campbell,** a married woman, (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **Hayley Thomas Eubanks,** an unmarried woman, and **Sara Durdunji Mitchell** and **Anthony Judd Mitchell,** wife and husband (the "Grantees"), their heirs, successors, and assigns, that certain real estate in Nashville, Davidson County, Tennessee, described as follows:

THAT certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 8812, together with the carport designated No. 8812-C, in River Plantation, Section Eleven, Phase 2, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in

Book 11156, page 361, Register's Office for Davidson County, Tennessee, and Plat Book 9700, page 748, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, et seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; and Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Juana Haven Campbell, a married woman, by General Warranty deed from Betty Nichols, unmarried, record in Instrument No. 20190305-0019928 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 5, 2019. (Value of consideration shown in aforementioned deed $250,000.00). Being also known as 8812 Sawyer Brown Road 8624 Nashville, Tennessee 37221.

Grantor and Grantee have expressly agreed that the Property conveyed herein is being sold "As-Is, Where-Is" as to merchantability of title as set forth above but without any warranty of whatsoever with respect to the condition of the property or any of its components or parts or contents, and without any warranty whatsoever with respect to the fitness of the property for any particular or general use or purpose. Grantee has fully inspected the property and its component parts and is completely satisfied with its current condition. Grantee expressly acknowledges the foregoing and waives any right or cause of action which Grantee has or may have to rescind or resolve the sale or to demand a reduction in purchase price based upon the existence of any redhibitory or other vices or defects or based on the unsuitability of the property or any of its components or parts for Grantee's intended use or any other use. Purchaser acknowledges and agrees that the foregoing disclaimer and waiver of warranties have been fully explained to the Grantee and that Grantee understands same.

Grantee and Grantor jointly acknowledge and agree that the foregoing waivers and disclaimers are of the essence in this transaction and the same would not otherwise have been entered into or consummated.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

THIS IS IMPROVED PROPERTY KNOWN AS:
8812 SAWYER BROWN ROAD, NASHVILLE, TENNESSEE, 37221.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise. 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this 10th day of February 2021.

GRANTOR:

Juana Haven Campbell by

JUANA HAVEN CAMPBELL, by her attorney-in-fact, Patricia R. Young, pursuant to Specific Power of attorney dated January 25, 2021.

attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Patricia R. Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the attorney-in-fact for **Juana Haven Campbell**, and that she, being authorized to do so, executed the foregoing Warranty Deed for the purpose therein contained, by signing her name as attorney-in-factor for Juana Haven Campbell pursuant to Specific Power of Attorney dated January 25, 2025.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 10th day of February 2021.

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Carrie Borden

NOTARY PUBLIC

My Commission Expires: 12/6/21

202102110019907

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2021, a lien not yet due and payable, which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 482 and Plat Book 9700, Page 748, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Condominiums, Section Eleven, Phase One, of record in Book 10628, Page 661, annexation as to Phase Two of record in Book 11156, Page 361, Register's Office for Davidson County, Tennessee.

4. By-Laws of River Plantation Section Eleven of record in Book 10628, Page 677, in the Register's Office for Davidson County, Tennessee.

5. Charter of River Plantation Section Eleven Condominiums Homeowners Association, Inc., of record in Instrument Number 20100603-0043069, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. Easement to TVA of record in Book 2277, Page 619, Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022