THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132999** Karen Johnson Davidson County Batch# 580709 DEEDWARR 03/01/2021 12:23:15 PM 2 pgs Fees: $13.00 Taxes: $1,035.63 20210301-0025496	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $279,900.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Joshua A. Elliott 8300 Sawyer Brown Road Apt G304 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 05 0B 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Harrison Johnson, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua A. Elliott, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. G-304, together with the carport designated to No. G-304, on the Plan Section Three, River Plantation of recorded in Plat Book 4675, Page 75-77, as Amended in Book 4675, Page 103-105 and Book 6231, Page 156, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Harrison Johnson, a single person, by Special Warranty Deed from Regions Bank, Trustee of the Wallace Family Trust created under the Last Will and Testament of Jewell K. Wallace, Deceased, of record in Instrument No. 20190411-0033301, in the Register's Office of Davidson County, Tennessee, dated April 03, 2019 and recorded on April 11, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, River Plantation, as recorded in Plat Book 4460, Page(s) 200; Plat Book 4675, Page 75-77 and Amended in Plat Book 4675, Page 103-105 and Book 6231, Page 156.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Three) Condominium of record in Book 4784, Page 464, as Corrected by instrument(s) of record in Book 5785, Page 180; also subject to easements, rights and interests 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 building thereon.

Easement for Waiver of Exclusive Rights, recorded in Book 5840, Page 663.

Easement for Right of Way, recorded in 20121114-0104719.

This is improved property located at 8300 Sawyer Brown Road Apt G304 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of February, 2021.

Adam Harrison Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Harrison Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024