PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 581299 DEEDWARR
03/02/2021 10:19:14 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20210302-0026263

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.**

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**2000 Richard Jones Road, Suite 178**
**Nashville, TN 37215**

Janice Collins
**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2021.**

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Robin S. Edwards
**Notary Public**

**MY COMMISSION EXPIRES:** ~~**SEPTEMBER 21, 2024.**~~ 3/25/2023
**(AFFIX SEAL)**

**02-NSH21-01157**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Nathan Danual Justin House<br>1006 General George Patton Road<br>Nashville, TN 37221 | Nathan Danual Justin House<br>1006 General George Patton Road<br>Nashville, TN 37221 | 142-09-0-D-050.00 CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorothy J. Powell**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nathan Danual Justin House, an unmarried man**, hereinafter called the Grantees, their successors 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. 1006, in the River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, as established by Master Deed of record in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; and Instrument No. 20080423-0041324; as corrected in Instrument No. 20080429-0043657, and as shown by plat of record in Book 5200, Pages 359 and 360, in the Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owner's and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, of record in Book 5794, Page 526; Book 5794, Page 539; Instrument No. 20050504-0050172; and Instrument No. 20080423-0041324; as corrected in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Also conveyed herewith is the carport designated as No. 1006-C, as shown on the Plat of River Plantation, Section Six, Phase One, of record at Book 5200, Pages 359 and 360, RO and Master Deed of Record at 5794, Page 526.

24 month chain of title:

Being the same property conveyed to H. Chris Powell and wife, Dorothy J. Powell by deed from Haury & Smith Contractors, Inc., dated February 28, 1983, recorded March 2, 1983, of record in Book 6013, Page 818, in the Register's Office for Davidson County, Tennessee. The said H. Chris Powell having since died on December 21, 2019, leaving Dorothy J. Powell as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1006 General George Patton Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of March, 2021

Dorothy J. Powell

Dorothy J. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, W. Brad Lehman, a Notary Public for the State of Williamson and State of Tennessee, do hereby certify that Dorothy J. Powell personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of March, 2021.

W. Brad Lehman

Notary Public

My Commission Expires: September 21, 2024

(SEAL)

