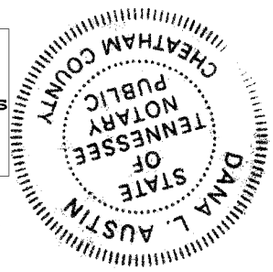
Karen Johnson Davidson County
Batch# 583554 DEEDWARR
03/03/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210303-0027687



Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21010078

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF February, 2021.

NOTARY PUBLIC

My Commission expires: 8-27-22

Address of New Owner
Michael T. Modic, Trustee
1085 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-09-0D-081.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Fannie Rose, Individually and as Administratrix for the Estate of Jacqueline Hartman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael T. Modic, Trustee of the Michael T. Modic Revocable Trust U/D/D August 3, 2011,** hereinafter called the **Grantee(s)**, his/her/their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1085, together with the Carport Designated No. 1085-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments of record in Book 5200, Pages 359 & 360, Register's Office said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172, Instrument No. 20050415-0042393, Instrument No. 20060512-0056329, Instrument No. 20080423-0041324, Instrument No. 20080429-0043657, and Instrument No. 20100415-0028541, said Register's Office.

Being the same property conveyed to Robert W. Hartman and wife, Jacqueline L. Hartman, by Warranty Deed from Rebecca B. Fritts, a widower, dated 04/19/2006 and recorded on 04/21/2006 in Instrument No. 20060421-0045870, and re-recorded on 05/08/2006 in Instrument No. 20060508-0053305 Register's Office for Davidson County, Tennessee. Robert W. Hartman having since died on or about 03/05/2020 leaving Jacqueline L. Hartman as the surviving tenant by the entirety. Jacqueline L. Hartman having since died intestate on or about 09/17/2020 property vested in her only heir at law: Fannie Rose (see Affidavit of Heirship of record in Instrument No. 202103030027686, RODCT).

This is property generally located:
1085 General George Patton Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Master Deed of record in Book 5794, Page 526, and amended in Instrument No. 20050504-0050172, Instrument No. 20050415-

0042393, Instrument No. 20060512-0056329, Instrument No. 20080423-0041324, Instrument No. 20080429-0043657, and Instrument No. 20100415-0028541, said Register's Office.

4. Utility Easement of record at Book 3770, Page 6, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Easement granted to Comcast of Nashville I, LLC, of record at Instrument No. 20121114-0104723, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their successors in trust and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their successors 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.

IN WITNESS WHEREOF, **Fannie Rose, Individually and as Administratrix for the Estate of Jacqueline Hartman** has/have caused this instrument to be executed, this the 25 day of February, 2021.

Fannie Rose
Fannie Rose, Individually

Fannie Rose, Administratrix
Fannie Rose, Administratrix
for the Estate of Jacqueline Hartman

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Fannie Rose, Individually and as Administratrix for the Estate of Jacqueline Hartman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 25 day of February, 2021.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 26th day of February, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY