WARRANTY DEED

Karen Johnson Davidson County
Batch# 604567 DEEDWARR
03/31/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210331-0042669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March 2021.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suzanne Mayfield Fullerton	New Owner	142 09 0D 029.00
(NAME)	(NAME)	
1128 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Tychon J. Tabernik, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Suzanne Mayfield Fullerton**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1128, designated No. 1128-C, River Plantation, Section Six, Phase One, a condominium, as of record in Book 5200, Pages 359 and 360, said Register's Office, to which plan reference is hereby made for a more complete legal description.
Being the same property conveyed to Tychon J. Tabernik, unmarried man by Warranty Deed from Kelsey A. Daly, unmarried and Michael E. Daly and Christine L. Daly, husband and wife, dated 12/07/2018 and recorded 12/21/2018, of record in Instrument 201812210124419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 5200, Pages 359 and 360, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5794, Page 526, Instrument 200505040050172 and Instrument 200804230041324, Register's Office for Davidson County, Tennessee, together with all amendments thereto. Easement recorded in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee. Easement for Harpeth Valley Utility District of recorded in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee. Grant Easement recorded in Instrument 201211140104723, in the Register's Office for Davidson County, Tennessee. Charter for River Plantation Section Six Condominiums Homeowners Association, Inc of record in Instrument 200504150042393, Register's Office for Davidson County, Tennessee. Charter for River Plantation Section 1 One Condominiums Homeowners Association, Inc of record in Instrument 200508180098515, Register's Office for Davidson County, Tennessee. Amendment of By-Laws of River Plantation Section Six of record in Instrument 200605120056329, and Instrument 201004150028541, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1128 General George Patton Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29 day of March, 2021.

Tychon J. Tabernik

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tychon J. Tabernik, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day of March, 2021.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

202103310042669

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

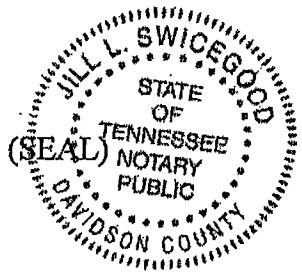
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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