THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210334281

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $269,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of April, 2021.

Notary Public
My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
EXPIRES MAY 8, 2023

Karen Johnson Davidson County
Batch# 620101 DEEDWARR
04/21/2021 11:39:49 AM 2 pgs
Fees: $13.00 Taxes: $995.30

20210421-0053342

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shirley Ann Adcock Piper 8207 Sawyer Brown Road L6 Nashville TN 37221		Tax Parcel ID No. 142 01 0A 078.00

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, **Lawrence A. Rothrock, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shirley Ann Adcock Piper, married**, ("Grantees"), her 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. L6, together with Carport No. L-6-C, on the Plan of Section I, River Plantation, of record in Plat Book 4460, Page 59, Register's Office for 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 One, a horizontal property regime established by Master Deed of record in Book 4562, Page 474, amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288, said Register's Office.

Being the same property conveyed to Lawrence A. Rothrock and wife, Donna J. Rothrock, by Warranty Deed from Karen Malone and Jeffrey D. Burns, devisees under the will of Diana Carolyn Burns (one and the same person as Diana D. Burns), of record in Instrument No. 20120703-0058313, in the Register's Office of Davidson County, Tennessee, dated June 29, 2012 and recorded on July 03, 2012. The said Donna J. Rothrock, now deceased on November 05, 2020, leaving Lawrence A. Rothrock as the sole tenant by the entirety.

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.

County of Davidson 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 I, River Plantation, as recorded in Plat Book 4460, Page(s) 59.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Section I, River Plantation Condominium of record in Book 4562, Page 474, as amended by instrument(s) of record in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288; 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.

This is improved property located at 8207 Sawyer Brown Road L6 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 19th day of April, 2021.

Lawrence A. Rothrock

Lawrence A. Rothrock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence A. Rothrock, 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 19th day of April, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY