This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 622848 DEEDWARR
04/27/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210427-0055693

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 16th day of April, 2021.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Madelyn L. Lundin	New owner	142-09-0H 075.00
9143 Sawyer Brown Road		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRY LEE LATTANZI AND JERRY WAYNE LATTANZI, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MADELYN L. LUNDIN, MARRIED AND SCOTT A. SILVERMAN, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 9143, together with the carport designated No. 9143-C in River Plantation, Section IX, Phase II-A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-A, Condominium apartments, recorded in Book 7900, page 476, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, et seq., as amended, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-A Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, amended in Book 9326, page 713, and in Instrument No. 20041124-0140994, and Amendment to By-Laws of record in Instrument No. 20180501-0041146, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County and annexation document of record in Book 8494, page 628, said Register's Office.

Being the same property conveyed to James F. Lattanzi and spouse, Betty Lou Lattanzi, by Warranty Deed dated 06/17/1999, from M. E. Anderson of record in Book 11541, page 423, as corrected in Instrument No. 20210413-0049383, Register's Office for said County. The said James F. Lattanzi a/k/a James Frances Lattanzi died on June 10, 2017 vesting the property solely in Betty Lou Lattanzi, as surviving tenant by the entirety. The said Betty Lou Lattanzi died on October 15, 2020, leaving her estate in equal shares to her sons Terry Lattanzi and Jerry Lattanzi; See Affidavit of Heirship of record in Instrument No. ___20210427005569 2 id Register's Office for Betty Lou Lattanzi. Also, See Affidavit of Heirship of record in Instrument No. ___20210427005569 1 d Register's Office for James Ray Lattanzi.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 9143 Sawyer Brown 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 16th day of April, 2021.

Terry Lee Lattanzi

Jerry Wayne Lattanzi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Lee Lattanzi and Jerry Wayne Lattanzi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2021.

My commission expires: 9-6-22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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