| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210334164**<br><br>Karen Johnson Davidson County<br>Batch# 628199 **DEEDWARR**<br>05/04/2021 09:27:36 AM 2 pgs<br>Fees: $13.00 Taxes: $962.00<br>20210504-0059448 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.<br><br>KB<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of April, 2021.<br><br>Notary Public<br>My Commission Expires: _____ |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Annabelle C. Landry and Katia S. Landry<br>425 Plantation Court<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>142 05 0A 096.00 |

**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, **William C. McBride, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Annabelle C. Landry, unmarried and Katia S. Landry, unmarried, as joint tenants with rights of survivorship** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. Q-2, together with the Carport designated Q-2-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Two Condominium Apartments, of record in Book 4460, Pages 136 and 137, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William C. McBride, an unmarried man, by Warranty Deed from John C. Kirk, Jr., unmarried of record in Instrument No. 20170302-0020798, in the Register's Office of Davidson County, Tennessee, dated February 28, 2017 and recorded on March 02, 2017.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, River Plantation, Condominium Apartments, as recorded in Plat Book 4460, Page(s) 136 and 137.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, River Plantation, as recorded in Plat Book 4460, Page(s) 80.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Two) Condominium of record in Book 4661, Page 334, as amended and restated by instrument(s) of record in Instrument No. 20120828-0077603 and Instrument No. 20180522-0048991; 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 425 Plantation Court 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 30th day of April, 2021.

William C. McBride

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William C. McBride, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022