Karen Johnson Davidson County
Batch# 639127 DEEDWARR
05/18/2021 03:40:50 PM 2 pgs
Fees: $13.00 Taxes: $1,436.38
20210518-0067417

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

CRT File No. 210534913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $388,212.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2021.

Notary Public

My Commission Expires: _____

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 1, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristine L. Dulik 8546 Sawyer Brown Road Nashville TN 37221	**New Owner**	Tax Parcel ID No. 142 09 0D 196.00

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, **Mary Anne Akin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristine L. Dulik, a single woman,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 8546, together with the carport designated No. 8546-C, in River Plantation, Section Ten, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-B, Condominium Apartments, recorded in Plat Book 9700, Page 27, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, as amended in Instrument No. 20081203-0117317 and amended bylaws in Book 9394, Page 613 and in Instrument No. 20081203-0117316 and annexation documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409 said Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; and Book 10024, Page 409, 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.

Being the same property conveyed to Joseph W. Akin and wife, Mary Ann Akin, by Warranty deed from Jeanne A. Close, unmarried, of record in Instrument No. 20040422-0045995, in the register's Office of Davidson County, Tennessee, dated April 15, 2004 and recorded on April 22, 2004.

Joseph W. Akin having since died on February 9th, 2013 in Davidson County, Tennessee, leaving Mary Anne Akin 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.
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 River Plantation Section X - Phase IIB, as recorded in Plat Book 9700, Page(s) 27.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase 1, as recorded in Plat Book 7900, Page(s) 745, as re-recorded in Book 7900, Page 945.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SBC-218546

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase IIA, as recorded in Plat Book 7900, Page(s) 956 and 957.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase IIC, as recorded in Plat Book 9700, Page(s) 143, as revised in Plat Book 9700, Page 186.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase IID, as recorded in Plat Book 9700, Page(s) 203.
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 Ten, Phase II-B Condominium of record in Book 9394, Page 598, as amended by instrument(s) of record in Instrument No. 20081203-0117317 and amended bylaws in Book 9394, Page 613 and in Instrument No. 20081203-0117316 and annexation documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409; 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.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7389, Page 924.
Easement for Right of Way, recorded in Book 9304, Page 596 and Book 599, Page 604.
Easement recorded in Book 7400, Page 792, Book 2277, Page 619 and Book 3028, Page 605.

This is improved property located at 8546 Sawyer Brown Road 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 14th day of May, 2021.

Mary Anne Akin

Mary Anne Akin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Anne Akin, 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 14th day of May, 2021.

Notary Public

My Commission Expires: _____

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