This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-11800-TC

Karen Johnson Davidson County
Batch# 645108 DEEDWARR
05/27/2021 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,233.95
20210527-0071722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $333,500.00.

Daniel M. Turner, Sr.
Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 26th day of May, 2021.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel and Pamela Turner 8830 Sawyer Brown Road Nashville, TN 37221	New Owner	142-13-0C-112.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael R. Rucker and wife, Donna E. Rucker**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel M. Turner, Sr. and Pamela S. Turner, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 3330 , together with the carport designated No. 8830-c, in RIVER PLANTATION, SECTION ELEVEN, PHASE 2, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson county, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, condominium Apartments, recorded in Book 9700, page 748, Register's office for Davidson county, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11156, page 361, Register's office for Davidson county, Tennessee, and Plat Book 9700, page 748, 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 Eleven, Phase 2, Condominium Apartments, contained in the Master Deed and By-Lays appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, 2;. geq., Register's office for Davidson county, Tennessee, as applied to Section Eleven, Phase In, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694: Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; and section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book 9700, pages 884 and 885, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By—Lays, Plats and annexation documents and 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, Plat in Book 7900, pages 745, et. seg., as re- recorded in Book 7900, page 945 Register's office for said county and to taxes for the year 1999.

Being the same property conveyed to Michael R. Rucker and wife, Donna E. Rucker, by deed from Haury and Smith Contractors, Inc., of record in Book 11679, Page 955, Register's Office for Davidson County, Tennessee, dated September 27, 1999 and recorded on September 29, 1999.

This is improved property located at: **8830 Sawyer Brown Road, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of May, 2021.

GRANTOR:

Michael R. Rucker

Donna E. Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael R. Rucker and Donna E. Rucker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of May, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

