Karen Johnson Davidson County
Batch# 647428 DEEDWARR
06/02/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.56
20210602-0073561

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1688TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,450.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of May, 2021.

Notary Public

Commission Expiration:

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Edward H. Wiseman 8207 Sawyer Brown Rd., Unit M-8 Nashville, TN 37221	SAME AS NEW OWNER.	142-01-0A-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Chad Youker, an unmarried man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward H. Wiseman, an unmarried man** 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:

Property known as: 8207 Sawyer Brown Rd., Unit M-8, Nashville, TN 37221, County of Davidson

Land in Davidson County, Tennessee, being Unit No. M-8, on the Horizontal Property Regime for River Plantations, Section One, as recorded in the Master Deed of record in Book 4562, page 474, amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288 and as shown on plat of record in Plat Book 4460, page 59, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHAD YOUKER, by deed from DANIELA KIM VAN AVERY AND DEBORA MONICA ALLEGRANTI, of record in Instrument No. 20181004-0098564, dated September 10, 2018, said Register's Office.

Tax Map and Parcel ID: 142-01-0A-088.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 8207 Sawyer Brown Rd., Unit M-8, Nashville, TN 37221

LTE File No.: 21-1688TN

Witness my hand this 27th day of May, 2021.

Chad Youker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2021, before me personally appeared **Chad Youker**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of May, 2021.

Notary Public

Commission Expiration: 4-17-2023

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23