WARRANTY DEED

Karen Johnson Davidson County
Batch# 648937 **DEEDWARR**
06/03/2021 10:32 01 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20210603-0074445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May, 2 2022

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nonesuch, LLC	SAME	
(NAME)	(NAME)	142-01-0A-008-00
1474-A West 84th Street		
(ADDRESS)	(ADDRESS)	
Hialeah, FL 30014-3363		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Karen L. Daniel and Hugh Porter Daniel, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nonesuch, LLC, a Florida limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section One, Condominium Apartments, as of record in Book 4460, page 59, Register's Office for Davidson County, the part hereby described being Unit No. B-2 on said Plat together with the carport designated No. B-2-C as shown in and described by the Master Deed establishing Horizontal Property Regions with respect to River Plantation, Section One, Condominium of record in Book 4562, page 474, Register's Office for Davidson County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, as supplemented and amended in Instrument No. 20051020-0126564, and further amended in Instrument No. 20140219-0014288, of the Register's Office of 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 Kristy Dawn Seccia, an unmarried individual by Warranty deed from Eva Allison White of record in Instrument No. 20150825-0085969 Register's Office for Davidson County, Tennessee, dated August18, 2015 and recorded on August 25, 2015.

Being the same property conveyed to Karen L. Daniel, a Single woman by Warranty deed from Kristy Dawn Petty Formerly Known as Kristy Dawn Seccia of record in Instrument No. 20180312-0022994 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 12, 2018.

This is property more commonly known as 8207 Sawyer Brown Road, Unit B2, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 2nd day of June, 2021.

Karen L. Daniel

Hugh Porter Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2021, before me personally appeared Karen L. Daniel and Hugh Porter Daniel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON