Karen Johnson Davidson County
Batch# 651238 DEEDWARR
06/08/2021 09:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20210608-0076477

WARRANTY DEED



State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to me on May 28, 2021

Notary Public

My Commission Expires: 8-7-22

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24594.2021

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ralph Lynn Smith 935 General George Patton Rd Nashville, TN 3221	Same	142 09 0 C 935.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Otter Creek Holdings, LLC, a Tennessee limited liability company, (hereinafter called "Grantor"),** has bargained and sold, and by

these presents do transfer and convey unto **Ralph Lynn Smith (hereinafter called "Grantee"),** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 935 together with the carport designated No. 935-C on the Plan of River Plantation, Section 5, Phase 1, Lot 2, a condominium, a horizontal property regime of record in plat Book 5200, Page 257, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Otter Creek Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Tony J. Cavender and wife, Melissa Cavender and being of record in Instrument Number 20191004-0101773, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable. Said taxes have been prorated between the parties and will be the responsibility of the Grantee for payment when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Subject to Master Deed, By Laws, Rules and Regulations of River Plantation Section Five of record in Book 5410, Page 248, said Register's Office.
4. Charter of River Plantation Section V HOA in Inst No 20130409-0035151, said Register's Office.
5. Any and all notes and matters on the Plan of record in Plat Book 5200, Page 257, said Register's Office.
6. Easement for TVA Transmission Line of record in Book 2274 Page 547, said Register's Office.
7. Rules and Regulations of record in Book 5410, Page 283, said Register's Office.

This property is known as improved property located at 935 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, ha a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant

and forever defend the title to the said land to the said Grantee, his 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.

Executed on this 28th day of May, 2021.

Otter Creek Holdings, LLC

By: _____
Tony Cavender
Sole Member

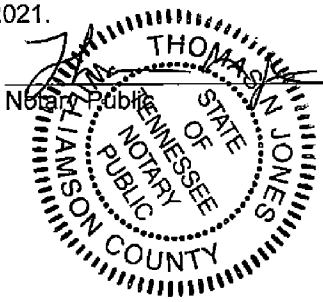
State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Tony Cavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Otter Creek Holdings, LLC, the within named bargainor, a limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal on May 28, 2021.

_____
Notary Public

My Commission Expires: 6-10-23



I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

