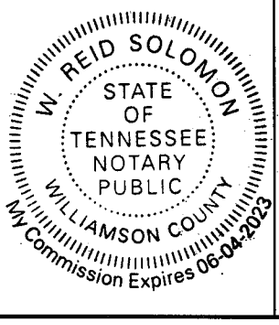
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Norman Kaiser Jr.	New Owner	142050A09900CO
(NAME)	(NAME)	
431 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Doris Kaye Hamner Talley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard Norman Kaiser Jr.,** 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:

Land Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. Q-5 on the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, Pages 136-137, Register's Office for Davidson County, Tennessee, together with the carport designated No. Q-5-C as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River plantation, Section Two, Condominium.

Being the same property conveyed to Doris Kaye Hamner, unmarried N/K/A Doris Kaye Hamner Talley by deed dated March 29, 1994 from Carol Phillips Arnold a.k.a Carol St. Germain of record in Book 9295, Page 513, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 431 Plantation Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 659807 DEEDWARR
06/18/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20210618-0082640

Witness my/our hands this 16th day of June, 2021.

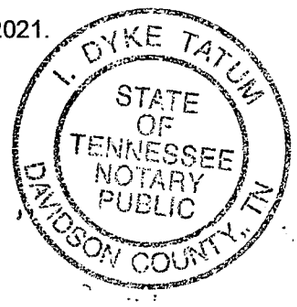
Doris Kaye Hamner Talley

Doris Kaye Hamner Talley

State of Tennessee
County of Davidson

On this 16th day of June, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Doris Kaye Hamner Talley, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 16th day of June, 2021.



Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Kaiser

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731