When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, Suite 130
Hendersonville, TN 37075
File Number: 6-12384-RL

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12384-RL-bs

Karen Johnson Davidson County
Batch# 664967 DEEDWARR
06/25/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210625-0086360

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Joan Hall Bomar
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 23rd day of June, 2021.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joan Hall Bomar 8300 Sawyer Brown Road #B301 Nashville, TN 37221	Joan Hall Bomar 8300 Sawyer Brown Road #B301 Nashville, TN 37221	142 05 0B 009.00

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Phyllis J. Sweat, Trustee of the Phyllis J. Sweat Revocable Trust, dated April 15, 2020, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto

Joan Hall Bomar, an unmarried woman, hereinafter called the Grantee, her 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 Unit No. B-301, River Plantation Condominiums, together with the carport designated to No. B-301-C in River Plantation, Section Three, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76, and 77, of the Register's Office of said County, and described in a Master Deed recorded in Book 4784, Page 464, Corrected by Book 5785, Page 180, Waiver of Exclusive Rights in Book 5840, Page 663, and Amendment to Bylaws Instrument No. 20200729-0083523, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The elements, restrictive covenants, conditions and regulations imposed upon and relating to property, apartments, co-owners and tenants of River Plantation, Section Three, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, in the Register's Office of Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Phyllis J. Sweat and her Successors in Trust, as Trustee of the Phyllis J. Sweat Trust, dated April 15, 2020, by Quitclaim Deed from Phyllis J. Sweat, of record in Instrument No. 20200417-0040244, in the Register's Office of Davidson County, Tennessee, dated April 15, 2020 and recorded on April 17, 2020.

Being the same property conveyed to Phyllis J. Sweat, by Warranty Deed from Philip D. Baltz, unmarried, of record in Instrument No. 20120906-0080871, in the Register's Office of Davidson County, Tennessee, dated August 28, 2012 and recorded on September 06, 2012.

This is improved property located at: **8300 Sawyer Brown Road, #B301, 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 its 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 23rd day of June, 2021.

GRANTOR:

Phyllis J. Sweat Revocable Trust, dated April 15, 2020

By: Phyllis J Sweat, Trustee
Phyllis J. Sweat, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Phyllis J. Sweat, Trustee of the Phyllis J. Sweat Revocable Trust, dated April 15, 2020, with whom I am personally acquainted, and who acknowledged that she has executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

