Karen Johnson Davidson County
Batch# 676002 DEEDWARR
07/13/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210713-0094238

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY STATE of TENNESSEE

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH21-02119

Address of New Owner:	Send Tax Bills to:	Tax Information:
Megan White, unmarried woman 923 Todd Preis Drive, C-405 Nashville, TN 37221	New Owner	142 05 0D 017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julie Bryant, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Megan White, unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A Certain Condominium apartment in Davidson County, TN, described as Unit C-405 River Plantation Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Davidson County, TN, as shown on the plat of River Plantation, Section Four, Condominium apartments, recorded in plat of River Plantation, Section Four, Condominium apartments, recorded in Plat Book 4860, Pages 17, 18 and 19, as amended in Plat Book 4860, Pages 107, 108 and 109, said Register's Office, and described in Master Deed recorded in Book 4892, Page 440, as amended in Book 4956, Page 756; Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760; as By-Laws recorded in Book 4892, Page 456 and amended in Book 7850, Page 955, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Condominium Apartments, contained in the Master Deed recorded in Book 4892, page 440, as amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760; as By-Laws recorded in Book 4892, Page 456 and amended in Book 7850, Page 955, in the Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Julie Bryant, by Warranty Deed from John J. Keith and wife, Frieda L. Keith, of record in Instrument No. 20030625-0087213 , in the Register's Office of Davidson County, Tennessee, dated June 20, 2003 and recorded on June 25, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 923 Todd Preis Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of July, 2021

Julie Bryant

STATE OF TENNESSEE

COUNTY OF DICKSON

On this 8th day of July, 2021, before me personally appeared Julie Bryant, 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 (or person's) free act and deed.

Notary Public

Printed Name: Dawn Devers

Serial Number, if any: _____

My Commission Expires: _____

DAWN DEVERS
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY
My Commission Expires 09-18-2024

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2021.

Date

Tonya Loftin

Affiant Signature

July 12, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)