THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210635679

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2021

Notary Public
My Commission Expires: 05-05-25

Karen Johnson Davidson County
Batch# 678382 **DEEDWARR**
07/16/2021 10:55:31 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210716-0095756

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathanael J. Overman and Kaitlin J. Overman 902 General George Patton Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0C-902.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amber Roberts, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathanael J. Overman and Kaitlin J. Overman, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 902, together with the carport designated as 896-C of Phase One, Lot 2, Section Five, River Plantation, a horizontal property regime pursuant to the Tennessee Horizontal Property Act of record in Plat Book 5200, Page 257, in the Register's Office for Davidson County, Tennessee. and described in a Master Deed of record in Book 5410, page 248, 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, Section Five, Phase One, Lot Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, in said Register's office.

Being the same property conveyed to Amber Roberts, an unmarried woman by Warranty deed from Mary S. Tarsha of record in Instrument No. 20170703-0066945 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03, 2017.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 257 and Plat Book 5200, page 135, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing

a Horizontal Property Regime of River Plantation of record in Book 5410, Page 248 and By-Laws shown as Book 5410, Page 260, Register's Office for Davidson County, Tennessee.

This is improved property located at 902 General George Patton Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2021.

Amber Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amber Roberts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021