Karen Johnson Davidson County
Batch# 679629 DEEDWARR
07/20/2021 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,324.60
20210720-0097001

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $358,000.00

Leigh H. Stephens
Affiant

Subscribed and sworn to before me this 16th day of July, 2021.

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 3/25/25

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Leigh H. Stephens<br>8207 Sawyer Brown Rd, A4<br>Nashville, TN 37221 | Same | 142-01-0A-004-00 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Scott A. Sammons, an unmarried man and Billy D. Ellenburg, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Leigh H. Stephens,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. A-4, together with the Carport designated No. A-4-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460 Page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562 Page 474, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulation imposed upon and relating to the property, apartment, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562 Page 474, as supplemented and amended in Instrument No. 20051020-0126564, and further amended in Instrument No. 20140219-0014288, of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Scott A. Sammons, an unmarried man, and Billy D. Ellenburg, an unmarried man, as joint tenants with rights of survivorship, by deed from Eric D. Glasser, unmarried, of record in Instrument No. 20180926-0095547, Register's Office for Davidson County, Tennessee, and dated September 26, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of River Plantations, Section One of record in Plat Book 4460 Page 59 Register's Office for Davidson County, Tennessee.

2. Easement to Harpeth Valley Utility District of record in Book 3770 Page 6, Register's Office for Davidson County, Tennessee.

3. Charter for River Plantation Section One Condominiums Homeowners' Association of record in Instrument No. 20050818-0098515, Register's Office for Davidson County, Tennessee.

4. Subject to the Master Deed, recorded in Book 4562 Page 474, and amended in Instrument No. 20051020-0126564, and Instrument No. 20140219-0014288. the official records of the Davidson County Register of Deeds.

5. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 8207 Sawyer Brown Road, A4, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this ~~16th~~ 13th day of July, 2021.

Scott A. Sammons

Billy D. Ellenburg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of July, 2021, before me personally appeared Scott A Sammons and Billy D Ellenburg, 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's (or persons') free act and deed.

Witness my hand, at office, this 13th day of July, 2021.

Notary Signature
My commission expires: 2/1/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Shari Engel, 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 this 16th day of July, 2021

Shari Engel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Shari Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

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

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY