This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P21-0702-D

Karen Johnson Davidson County
Batch# 689283 DEEDWARR
08/03/2021 10:26:07 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210803-0104095

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Roger T. Jackson
501 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Jacquelyn T. Hunter, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Roger T. Jackson and wife, Cecelia A. Jackson

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:

A certain Condominium in Davidson County, State of Tennessee, being Unit 501, together with the Carport designated 501-C in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Reiver Planation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Page 514, 515, 516 and 517 and amended in Book 6900, Page 654, et seq., in the Register's Office of Davidson County, Tennessee and described in Master Deed recorded in Book 7417, Page 396, et seq., in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jacquelyn T. Hunter, unmarried by deed from Bobbye Dale Watson Cole, unmarried, dated May 21, 1999, of record in Book 11491, Page 154, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of General George Patton Road.

This property is subject to Master Deed and By-Laws, of record in Book 7417, Page 396 and amended in Instrument Number 20180529-0051185 and further amended in Instrument Number 20190501-0040495, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters as shown on plat of record in Book 6900, Page 514-517 and amended in Book 6900, Page 654-657, in the Register's Office of Davidson County, Tennessee.

This property is subject to Declaration of Restrictive Covenants and By-Laws for River Plantation, Sections 8-11 Umbrella Association, of record in Book 7389, Page 924, in the Register's Office of Davidson County, Tennessee.

This property is subject to terms and conditions of River Plantation Sections 8-11 Umbrella Association, including homeowner's association assessments. See Charter, of record in Book 7402, Page 592, in the Register's Office of Davidson County, Tennessee.

This property is subject to the rights of others to common areas conveyed to River Plantation, Section VIII, Phase 2, by Quitclaim Deed, of record in Instrument Number 20090825-0079854, in the Register's Office of Davidson County, Tennessee.

This property is subject to River Plantation, Section VIII, Phase II Rules and Regulations, as set forth in Instrument Number 20200205-0013635, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 501 General George Patton Road, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2021 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Witness my/our hand(s) this the 23 day of July, 2021.

Jacquelyn T. Hunter
Jacquelyn T. Hunter

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 Jacquelyn T. Hunter , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of July, 2021.

Notary Public

KATIE JEAN AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2025

My Commission Expires: 1/6/2025

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2021.

Notary Public

See Next page

My Commission Expires: 1/6/2025
Map/Parcel: 142 09 0F 501.00

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the ~~27th~~ 2nd day of ~~July~~ August, 2021.

Notary Public

My Commission Expires:_____

LESA D CUDE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES JUNE 24, 2025