Karen Johnson Davidson County
Batch# 696542 **DEEDWARR**
08/12/2021 03:56:43 PM 2 pgs
Fees: $13.00 Taxes: $1,148.85

20210812-0109221

DM-TAG-21-133-133

WARRANTY DEED

DAWN MARTIN
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 $310,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelli R Roggensack	**Bank of America, N.A.**	
(NAME)	(NAME)	
133 Plantation Ct 133	**TX2-979-01-02**	**142 05 0A 016.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH LITTLE, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLI R ROGGENSACK, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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, Tennessee, being Unit No. C-6, together with the carport designated No. C-6-C, on the plan of Section 2, River Plantation Condominium Apartments, of record in Plat Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Sarah Little, an unmarried woman, By Warranty Deed from William Clark Fairchild, a widower, of record in Instrument No. 20160329-0029219, in the Register's Office of Davidson County, Tennessee, dated March 22, 2016 and recorded on March 29, 2016.

This conveyance is subject to:
• Property taxes for 2021, a lien not yet due and payable
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, River Plantation Condominium Apartments, as recorded in Plat Book 4460, Page(s) 136-137.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, River Plantation, as recorded in Plat Book 4460, Page(s) 80.

• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Two) Condominium of record in Book 4661, Page 334, as amendment of By-Laws recorded in Book 4691, Page 906 (corrected in Book 6436, Page 389); Book 6354, Page 676; Instrument Nos. 20120828-0077595 (Scrivener's Affidavit recorded in Instrument No. 20121207-0113069) and 20180522-0048990; as amended and restated in Instrument Nos. 20120828-0077603 and 20180522-0048991; also subject to easements, rights and interests 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 building thereon.

• Easement for Right of Way, recorded in Book 2277, Page 619; Book 3028, Page 605.

• Easement recorded in Book 3770, Page 6 and Instrument No. 20130517-0050159.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **133 Plantation Ct 133, Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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(S), 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 10th DAY OF AUGUST, 2021.

Sarah Little by Adam Jefferson as Attorney-in-Fact

POA in 20210810-0107915, RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH LITTLE, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH LITTLE.

Witness my hand and official seal, this the 10th of August, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212