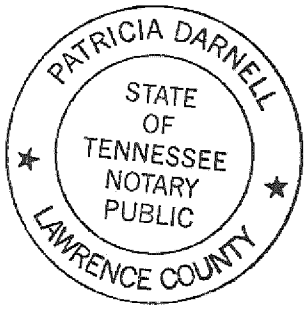
Karen Johnson Davidson County
Batch# 706968 DEEDWARR
08/30/2021 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20210830-0116550



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $338,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2021.

Notary Public

My commission expires: 02-01-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donna Cawley Kirby, and Leslie Johnson and Joseph Johnson	Regions Bank d/b/a Regions Mortgage	142-09-0F-726.00-CO
726 General George Patton Rd	2050 Parkway Circle	
Nashville, TN 37221	Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William R. Bernhardt, unmarried

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Donna Cawley Kirby, a married woman and Leslie Johnson and Joseph Johnson, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 726, together with the Carport designated No. 726-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 River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654, et seq, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, 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 or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, 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. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to William R. Bernhardt and wife, Penny A. Bernhardt by Warranty deed from Haury and Smith Contractors, Inc. of record in Book 7654, page 538, Register's Office for Davidson County, Tennessee, dated September 15, 1988 and recorded on September 16, 1988.; the said Penny A. Bernhardt having since died on May 21, 2000, leaving the said William R. Bernhardt as surviving tenant by the entirety. This is **improved** property known as **726 General George Patton Rd, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of August, 2021.

William R. Bernhardt

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, William R. Bernhardt, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 23rd day of August, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 21-000480-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 08-23-2021 (date of document).

Affiant Signature

08-23-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

