Karen Johnson Davidson County
Batch# 713078 DEEDWARR
09/10/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20210910-0121818

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $357,000.00 Natalie J Wood Affiant Subscribed and sworn to before me, this 7th day of September 2021. Notary Public My Commission Expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-02-2022

WARRANTY DEED

Address New Owner: Erick J. Hernand & Natalie Wood 513 General George Patton Rd Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 142-09-0F-513.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN E. JUNKER, MARRIED f/k/a KATHRYN E. ROGERS** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ERICK J. HERNAND AND NATALIE WOOD, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 513, together with the carport designated No. 513-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, and Book 8123, page 690, 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, page 396, amended in Instrument No. 20170921-0096904, Instrument No. 20180529-0051185, Instrument No. 20190501-0040495 and Instrument No. 20200205-0013635, 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 in Book 7417, page 396, amended in Instrument No. 20170921-0096904, Instrument No. 20180529-0051185, Instrument No. 20190501-0040495 and Instrument No. 20200205-0013635, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made apart 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 KATHRYN E. ROGERS, A SINGLE WOMAN, by deed from TERI R SOGOL, UNMARRIED, of record in Instrument No. 20160509-0045995, dated May 6, 2016, said Register's Office. The said Kathryn E. Rogers has since become married and is now known as Kathryn E. Junker.

The property was never the primary residence of the Grantor's spouse.

This is improved property commonly known as: **513 General George Patton Rd, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 herself, her successors, heirs and assigns

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September 2021.

Kathryn E. Junker f/k/a Kathryn E. Rogers, by Mary E Rogers, as Attorney-In-Fact

KATHRYN E. JUNKER F/K/A KATHRYN E. ROGERS, by: MARY E. ROGERS, AS ATTORNEY-IN-FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MARY E. ROGERS** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **KATHRYN E. JUNKER F/K/A KATHRYN E. ROGERS**, as Attorney – In – Fact, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My commission expires:_____

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Sept. 9, 2021.

Hadley Roper
Affiant Signature

9/9/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9/9/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY