STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$100,000.00** (One Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 8th day of October, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022 (NOTARY SEAL)

Karen Johnson Davidson County
Batch# 735542 **DEEDWARR**
10/13/2021 10:52:16 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20211013-0137570

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Megan E. Davis 518 General George Patton Road Nashville, TN 37221	SWBC Mortgage Corp. 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	142090F51800CO

WARRANTY DEED

FOR AND IN 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/WE, **ELLEN MARGARET FREEMAN, EXECUTRIX OF THE ESTATE OF SANDRA DAVIS FREEMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MEGAN E. DAVIS, AN UNMARRIED WOMAN,** 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 TO WIT:

Unit No. 518, together with the Carport designated No. 518-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and 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 amended in Book 6900, pages 654, 655, 656 and 657, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 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 part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Section 8 - 11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to Sandra D. Freeman, single, by deed from Haury and Smith Contractors, Inc., of record in Book 7559, Page 916 dated May 26, 1988 and recorded June 2, 1988, Register's Office for Davidson County, Tennessee. The said Sandra D. Freeman a/k/a Sandra Davis Freeman having since died testate on January 23, 2021, and pursuant to her Last Will and Testament filed February 23, 2021 as Docket No. 21P365 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Ellen Margaret Freeman was appointed as Executrix; and the devisees under the Will are Ellen Margaret Freeman, Mark Shane Freeman, Megan Emily Davis, Cheryl Hajjar and Leigh Hajjar. Pursuant to the Last Will and Testament of Sandra Davis Freeman, Paragragh 5C, Ellen Margaret Freeman has absolute power to sell without the joinder.

Being also known as 518 General George Patton Road, Nashville, Tennessee 37221.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **518 GENERAL GEORGE PATTON ROAD** **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, 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. Whenever 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, this 8th day of October, 2021

The Estate of Sandra Davis Freeman

Ellen Margaret Freeman, executrix

By: Ellen Margaret Freeman, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of October, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ellen Margaret Freeman** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Personal Representative of **The Estate of Sandra Davis Freeman**, and in her capacity as such Personal Representative, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 8th day of October, 2021.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024