Karen Johnson Davidson County
Batch# 743518 DEEDWARR
10/26/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20211026-0143680

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/19/2023

(AFFIX SEAL)

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

G-MM-21-9130

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)
Mary E. Metsker	Same as new owner.	
(NAME)	(NAME)	
9130 Sawyer Brown Road		**142-09-0H-098.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **ANN E. SANDERS-MEANS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY E. METSKER, AN UNMARRIED WOMAN,** 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 Condominium Apartment in Davidson County, Tennessee, being Unit No. 9130, together with the Carport designated No. 9130-C, in River Plantation, Section IX Phase II-B, Condominium a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plan of River Plantation Section IX, Phase II-B, Condominium Apartments, recorded in Book 7900, page 365, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, 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 of River Plantation, Section IX, Phase II-B Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, pages 341-356, 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.

Being the same property conveyed to Tom E. Means and spouse, Ann E. Sanders-Means by Warranty deed from Kim McCrary Proctor, Albert Link Proctor, and Tina Proctor Burkett of record in Book 11534, page 529, Register's Office for Davidson County, Tennessee, dated June 17, 1999 and recorded on June 18, 1999 and Affidavit of Scrivener's Error recorded on March 16, 2011 in Instrument No. 20110316-0020572. The said Tom E. Means having died February 26, 2014 leaving property to Ann E. Sanders-Means as sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 364 and 365, Register's Office for Davidson County, Tennessee.
- Charter of River Plantation Section Nine Condominiums Homeowner's Association, Inc. of record in Instrument Number 20041105-0133835, in the Register's Office for Davidson County, Tennessee.
- Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7389, Page 924; as amended in Book 8494, Page 628; Book 8591, Page 251; and Book 8666, Page 319, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8061, Page 341; as amended in Book 8494, Page 628; Book 8591, Page 251; Book 8666, Page 319; Book 8844, Page 642; Book 8975, Page 89; Book 9053, Page 256; Book 9247, Page 951; Book 9326, Page 713; and Instrument Number 20041124-0140994, Register's Office for Davidson County, Tennessee.

- By-Laws of River Plantation Homeowner's Association, Inc. of record in Book 6226, Page 18, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2274, Page 547 and in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
- A Perpetual Easement for Sanitary Sewer, Sewerage Force Main and Drainage of record in Book 7400, Page 792, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9130 Sawyer Brown Road, 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 21st DAY OF OCTOBER, 2021.

Ann E Sanders-Means

Ann E. Sanders-Means

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN E. SANDERS-MEANS, ~~the within named bargainor~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~the 21st of~~ October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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

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

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 10/21/2021.

Jennifer A Hoffman
Affiant
Date: 10/22/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 22nd day of October, 2021

Allison M. Noble
Notary Public

My Commission Expires: _____

ALLISON M NOBLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 19, 2023