THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037915**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 29th day of October, 2021. Notary Public My Commission Expires: __

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 747287 **DEEDWARR**
11/01/2021 11:30:19 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20211101-0145973

WARRANTY DEED

Address New Owner: Saundra Steele 8611 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-13-0C-044.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanna G. Badger, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Saundra Steele**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8611, on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-E, as recorded in the Master Deed of record in Book 9394, page 598, Book 10417, page 348 and Instrument No. 20081203-0117317 and as shown on plat of record in Plat Book 7900, page 945, and Plat Book 9700, pages 367 and 368, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHN N. BADGER AND WIFE, SUZANNA G. BADGER, by deed from HAURY AND SMITH CONTRACTORS, INC., of record in Book 10717, page 981 , dated December 8, 1997 , said Register's Office.

John N. Badger having since died on March 28, 2002. His interest in said property having transferred to Suzanna G. Badger upon his deat.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 142-13-0C-044.00 CO.

Master Deed Established a Horizontal Regime of River Plantation, Section Ten, Phase One of record in Book 9394, page 598, Book 10417, page 348, and amended in Instrument No. 20081203-0117317, said Register's Office.

Subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, said Register's Office.

Matters shown on the Plan of record in Book 7900, pages 745, et seq, as re-recorded in Book 7900, page 945, and Plat Book 9700, pages 367 and 368 , said Register's Office.

This is improved property located at 8611 Sawyer Brown Road Nashville TN 37221

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2021.

Suzanna G. Badger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanna G. Badger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2021.

Notary Public

My Commission Expires: _____

