THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138292** Karen Johnson Davidson County Batch# 758782 DEEDWARR 11/22/2021 10:32:42 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20211122-0154624	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 19th day of November, 2021. Virginia Desjarlais Notary Public My Commission Expires: _____ VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: The Henry Trust Dated June 4, 2019 12772 SE Royal Troon Court Hobe Sound, FL 33455	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 05 0C 037.00

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, **Mark Lewis Tant, Trustee of the BJT Living Trust UAD March 14, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas D. Henry and Ann Henry, as Co-Trustees of The Henry Trust Dated June 4, 2019,** ("Grantees"), its 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. T-401 together with the carport designated No. T-401-C on the Plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, Page(s) 17 through 19, inclusive, and as amended in Plat Book 4860, Pages 107 through 109, inclusive, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Lewis Tant, Trustee of the BJT Living Trust UAD March 14, 2016, by Warranty Deed from Jamie Oquin, Trustee of the Lewis W. Gordon and Jill T. Gordon Living Trust Agreement, of record in Instrument No. 20160317-0025260, in the Register's Office of Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Four, River Plantation Condominium Apartments, as recorded in Plat Book 4860, Page(s) 17-19, as amended in 4860, Page 107-109.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section Four, as recorded in Plat Book 4675, Page(s) 127.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Phase One, Section Four, River Plantation Condominium Apartments Condominium of record in Book 4892, Page 440, as amended record in Book 4956, Page 756; Instrument No. 20050128-0010626 and Supplement and Amendment recorded in Instrument No. 20050602-0062760; also subject to easements, rights and interests in favor of

other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20120313-0021667.

Easement for Grant of Gas Service Line or Fuel Line, recorded in Book 7776, Page 934.

Easement recorded in Book 2274, Page 547; Book 2277, Page 619; Book 3028, Page 605 and Book 3770, Page 6.

Corporate Resolution by the Board of Directors recorded in Instrument No. 20210707-0091247.

This is improved property located at 1019 Todd Preis Drive 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 19th day of November, 2021.

BJT Living Trust UAD March 14, 2016

Mark Lewis Tant

By: Mark Lewis Tant, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Lewis Tant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of BJT Living Trust UAD March 14, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of November, 2021.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024