Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211138300

Karen Johnson Davidson County
Batch# 777372 **DEEDWARR**
12/21/2021 12:32:26 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211221-0168530

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 2021.

Notary Public
My Commission Expires: 10-27-25

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karen Kay Miller 9123 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 09 0H 091.00

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, **Jeanne C Rowley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Kay Miller, an unmarried woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 9123, together with the Carport designated No. 9123-C, in River Plantation, Section IX, Phase II-B, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase IIB, Condominium Apartments, recorded in Book 7900, Pages 364 and 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, and further described in annexation document of record in Book 8591, Page 251 and amended in Book 9326, Page 713; Instrument No. 20041124-0140994 and Instrument No. 20180501-0041146, said Register's Office, 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. 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 and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, said Register's Office.

Being the same property conveyed to Jeanne C. Rowley, a single person, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 8836, Page 212, in the Register's Office of Rutherford County, Tennessee, dated January 07, 1993 and recorded on January 08, 1993.

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 2021 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 River Plantation, Section IX, Phase IIB, as recorded in Plat Book 7900, Page(s) 364 and 365.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Nine) Condominium of record in Book 8061, Page 341, as amended by instrument(s) of record in Book 8591, Page 251; Book 9326, Page 713; Instrument No. 20041124-0140994 and Instrument No. 20180501-0041146; 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.
Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924 and Annexation of Additional Land recorded in Book 8494, Page 628, Book 8591, Page 251 and Book 8666, Page 319.
Easement recorded in Book 2277, Page 619; Book 3028, Page 605 and Book 7074, Page 493, as corrected in Book 7400, Page 792.
Easement for Utility, recorded in Book 3770, Page 6.
Easement for Sewer, recorded in Book 4675, Page 127.

This is improved property located at 9123 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 17th day of December, 2021.

Jeanne C. Rowley

Jeanne C Rowley

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanne C Rowley, 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 17th day of December, 2021.

Michelle Richardson

Notary Public
My Commission Expires: 11/16/2024

MICHELLE RICHARDSON
Notary Public
State of Texas
ID # 13278397-8
My Comm. Expires 11-16-2024