Karen Johnson Davidson County
Batch# 780726 DEEDWARR
12/28/2021 02:22:54 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20211228-0170632

WARRANTY DEED

JEAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Jean Henderson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

BS-PB-21-960

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)
Edward Hall and Jean Henderson Teresa Carney	New Owners	
(NAME) **960 Todd Preis Drive**	(NAME) 7183 Kingston Rd	**142-05-0D-071.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Fairview, TN 37062	
(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, **LORI LYNN RUSSELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD HALL, MARRIED, AND JEAN HENDERSON, MARRIED AND TERESA CARNEY, SINGLE,** 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:

Land in Davidson County, Tennessee, being Unit No. H-401, together with the Carport designated No. H-401-C, River Plantation, Phase One, Section Four, of record in Plat Book 4860, Pages (s) 16 through 19, Inclusive, and as established by Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lori Lynn Russell, unmarried by Warranty deed from Avis R. Hendon, Unmarried of record in Instrument No. 20160803-0079981 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 03, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 16, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 17 through 19, inclusive, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page (s) 107 through 109, inclusive, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4892, Page 456, Register's Office for Davidson, County, Tennessee.
- Charter for River Plantation HOA of record in Instrument No. 20050415-0042394, in the Register's Office for Davidson County, Tennessee.
- TVA line easement of record in Book 2274, Page 547, Book 2277, Page 619, Book 2274, page 549 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Gas Company of record in Book 7776, Page 984, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20050415-0054394, in the Register's Office for Davidson

County, Tennessee.

- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **960 Todd Preis Drive, 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 DECEMBER, 2021.

Lori Lynn Russell

Lori Lynn Russell

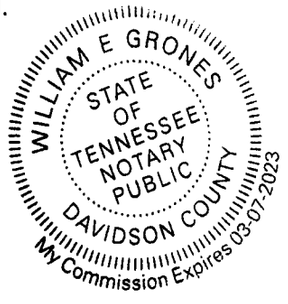
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI LYNN RUSSELL, 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 December, 2021.

William E. Grones

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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