BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211238807

Karen Johnson Davidson County
Batch# 781023 **DEEDWARR**
12/29/2021 10:17:13 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20211229-0171086

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00

Affiant

Subscribed and sworn to before me this 21st day of December, 2021.

Notary Public
My Commission Expires:

D. BUMPUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John D. Kitch and Jaci L Kitch 9210 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-13-0C-151.00 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, **William R. Abstein II, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John D. Kitch and Jaci L Kitch, husband and wife,** ("Grantees"), their 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. 9210, on the Horizontal Property Regime for River Plantation, Section Eleven, Phase 6, as recorded in the Master Deed of record in Book 10628,page 661 and annexation document of record as Instrument No. 20010911-0098566, and as shown on plat of record in Instrument No. 20010905-0095982, 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 WILLIAM R. ABSTEIN II AND WIFE, ROBERTA WARREN ABSTEIN, by deed from HAURY AND SMITH CONTRACTORS, INC., of record in Instrument No. 20030325-0039201 , dated March 24, 2003 , said Register's Office.

ROBERTA WARREN ABSTEIN died on or about June 17, 2019, leaving WILLIAM R. ABSTEIN II as the surviving tenant by the entirety.

William R. Abstein, II having since remarried. Said property was not the marital residence for Grantor.

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-151.00 CO.

Master Deed of record in Book 10628, page 661 and amended by Annexation Document in Instrument No. 20010911-0098566, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20010905-0095982, said Register's Office.

Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association, contained in instrument of record in Book 7389, page 924, said Register's Office.

This is improved property located at 9210 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 27th day of December, 2021.

William R. Abstein II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William R. Abstein II, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025