THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238949** Karen Johnson Davidson County Batch# 783155 **DEEDWARR** 01/03/2022 11:25:38 AM 2 pgs Fees: $13.00 Taxes: $1,609.50 20220103-0000403	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2021. 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: Leslie L. Kiblinger and Beverly A. Kiblinger 8571 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 13 0C 029.00

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, **Nan F. Rentschler, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslie L. Kiblinger and Beverly A. Kiblinger, husband and wife**, ("Grantees"), their 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. 8571, together with the carport designated No. 8571-C in River Plantation, Section Ten, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, recorded in Plat Book 9700, Pages 203 and 204, Register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10136, Page 708, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-A; Section Ten, Phase 11-B; Section Ten, Phase 11-C; Section Ten, Phase II-D; and Section Ten, Phase II-E, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; Book 10024, Page 409; Book 10136, Page 708; and Book 10417, Page 348, 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.

Being the same property conveyed to George H. Rentschler and wife, Nan F. Rentschler, as Tenants by the Entirety, by Warranty Deed from Mary Margaret Munn a/k/a Mary C. Munn, of record in Instrument No. 20080305-0022220, in the Register's Office of Davidson County, Tennessee, dated February 26, 2008 and recorded on March 05, 2008. The said George H. Rentschler having since died on March 24, 2021, leaving Nan F. Rentschler as surviving tenant by the entirety.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase IID, as recorded in Plat Book 9700, Page(s) 203 and 204.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase I, as recorded in Plat Book 7900, Page(s) 745 and re-recorded in Plat Book 7900, Page 944 and 945.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase IIA, as recorded in Plat Book 7900, Page(s) 956.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase IIB, as recorded in Plat Book 9700, Page(s) 27.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation Section X - Phase IIC, as recorded in Plat Book 9700, Page(s) 143, revised in Plat Book 9700, Page 186.

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 Ten - Phase One of record in Book 9394, Page 598, as amended by instrument(s) of record in Annexation of Additional Land recorded in Book 10136, Page 708; amendment to Bylaws recorded in Instrument Nos. 20081203-0117316 and 20190927-0098720 and amendment recorded in Instrument No. 20081203-0117317; 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 Restrictive Covenants recorded in Book 7389, Page 924.

Easement for Right of Way, recorded in Book 2277, Page 619 and Book 3028, Page 605.

This is improved property located at 8571 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 30th day of December, 2021.

Nan F. Rentschler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nan F. Rentschler, 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 30th day of December, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024