Box 14
35462-4

Karen Johnson Davidson County
Batch# 789784 DEEDWARR
01/13/2022 10:57:23 AM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20220113-0005006

THIS INSTRUMENT BY:

WILLIAM TIMOTHY HILL
201 4th AVENUE NORTH,
SUITE 1800
NASHVILLE, TENNESSEE 37219
(615) 256-1577

Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Hugh F Charlton III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January, 2022.

Notary Public
MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Hugh F. Charlton, III, Trustee 8591 Sawyer Brown Road Nashville, TN 37221	"New Owner"	142-13-O-C-004.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, , Glenn James, Executor of the Estate of Amanda Opal James and Glenn James, individually and Linda S. James, individually and as the devisees of Amanda Opal James called the Grantors have bargained and sold, and by these presents do transfer and convey unto **Hugh F. Charlton III, Trustee of the Hugh F. Charlton, III Revocable Trust U/A/D June 18, 2020**hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit A – Legal Description

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B – Exceptions

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 11 day of January, 2022.

By: _____
Glenn James, Executor of the Estate of
Amanda Opal Jones

_____
Glenn James, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn James, Executor of the Estate of Amanda Opal James, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11 day of January 2022.

Amelia B Street
Notary Public

My Commission Expires:
3/28/2023

AMELIA B STREET
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of January 2022, before me personally appeared GLENN JAMES, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Amelia B. Street
NOTARY PUBLIC

My Commission Expires:
3/28/2023

AMELIA B STREET
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

And

Linda S. James

LINDA S. JAMES, individually and as devisee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11 day of January 2022, before me personally appeared LINDA S. JAMES, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Amelia B Street

NOTARY PUBLIC

My Commission Expires:
3/28/2023



EXHIBIT A

Legal Description

BEING Unit No. 8591 together with the carport designated No. 8591-C on the Plan of River Plantation Section Ten, Phase II-A, 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-A, Condominium Apartments, of record in Plat Book 7900, Page 956, Register's Office for said County, and described in a Master Deed recorded in Book 9394, Page 598, and in Annexation Documents of record in Book 9669, Page 111, said Register's Office. 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-A Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 613, amended in Instrument No. 20081203-0117316 and Instrument No. 20190927-0098720, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opal James and Linda S. James, as joint tenants with rights of survivorship by Deed dated January 16, 1996, from Haury and Smith Contractors, Inc. of record in Book 9922, Page 230, said Register's Office for Davidson County, Tennessee. Opal James, single quitclaimed all her interest in said property to Linda S. James by Quitclaim Deed dated March 17, 2017, of record in Instrument No. 20170331-0031572, and further Linda James, single quitclaimed a one-half interest to Opal James by Quitclaim Deed dated April 17, 2019, said Register's Office for Davidson County, Tennessee. Opal James aka Amanda Opal James died on 12/29/2020, and pursuant to the Last Will and Testament of Amanda Opal James filed in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division No. 21P1654, and her one-half undivided interest is now vested in James Glenn, as Executor of the Estate of Amanda Opal James, and Glenn W. James aka Glenn James, individually and Linda S. James, as the devisees of Amanda Opal James.

This is improved property known as 8591 Sawyer Brown Road, Nashville, TN 37221

EXHIBIT B

EXCEPTIONS

This conveyance is subject to:

Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

The Plan of record in Plat Book 7900, Page 956, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

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

The Premises herein insured is a condominium apartment established pursuant to all 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 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 building 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, Section Ten, Phase II-A, Condominiums, of record in Book 9394, Page 598, as Amended in Instrument No. 20081203-0117317, and Annexation of Documents for Section Ten, Phase II-A of record in Book 9669, Page 111, and in Book 9780, Page 284, said Register's Office and By-Laws appended thereto, of record in Book 9394, Page 613, as amended in Instrument No. 20081203-0117316 and in Instrument No. 20190927-0098720, said Register's Office

Charter of River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7402, Page 591, said Register's Office.