ADDRESS NEW OWNER AS:
Nathan Coleman and
Lisa V. Coleman
1061 General George Patton Blvd.
Nashville, TN 37221

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

SEND TAX BILLS TO:
PennyMac Loan Services, LLC
1761 E Saint Andrews Place
Santa Ana, CA 92705

Map/Group 142-09-D
Parcel 128.00

Karen Johnson Davidson County
Batch# 796491 DEEDWARR
01/28/2022 08:31:36 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20220128-0010210

THIS DEED OF CONVEYANCE, executed and delivered by **Tracy V. Langston** and wife, **Sarah Kristin Langston**, hereinafter called the Grantors, to **Nathan Coleman** and **Lisa V. Coleman**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Unit No. 1061, together with the carport designated as 1061-C, on the Horizontal Property Regime for River Plantation Section Six, Phase One, as recorded in the Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172 and as shown on plat of record in Plat Book 5200, pages 359 and 360, 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.

Permitted Exceptions: The above described property is subject to the following:
1) Subject to the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated Section 66-27-101 to 123 (hereinafter referred to as the "Act"), which Act is incorporated herein and made a part hereof by this reference.
2) Subject to easements, setback lines, notes, environmental and conservation notes and all matters shown on subdivision plat appearing of record in Plat Book 5200, Page360, Register's Office for Davidson County, Tennessee.
3) Subject to all terms and conditions as set forth in the Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Six, of record in Book 5794, page 526, as amended in Instrument No. 20050504-0050172, and in Instrument No. 20080413-0041324,as corrected by Scrivener's Affidavit of record in Instrument No. 20080429-0043657, all in the Register's Office for Davidson County, Tennessee.
4) Subject to the ByLaws of River Plantation Section Six, a Horizontal Property Regime, of record in Book 5794, page 539, Register's Office for Davidson County, Tennessee.
5) Subject to the Charter of River Plantation Section Six Condominiums Homeowners' Association, Inc., of record in Book 5794, page 539, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tracy V. Langston and Sarah Kristin Langston, husband and wife, by deed from Ben Nanney and Jessica Nanney, husband and wife, recorded July 2, 2018 in Instrument No. 20180702-0063718, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

TRACY V. LANGSTON

Sarah Kristin Langston
SARAH KRISTIN LANGSTON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracy V. Langston** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26th day of January, 2022.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah Kristin Langston** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26th day of January, 2022.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$345,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 26th day of January, 2022.

My Commission Expires: TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires November 21, 2022

NOTARY PUBLIC/Register