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

CRT File No. 220239545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2022.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 807078 DEEDWARR
02/17/2022 09:32:10 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220217-0018406

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pendleton Square Trust Company, LLC, Trustee 35 Music Square East, Ste 320 Nashville, TN 37203	Pendleton Square Trust Company, LLC, Trustee 35 Music Square East, Ste 320 Nashville, TN 37203	Tax Parcel ID No. 142-13-0C-044.00 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, **Saundra Steele,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pendleton Square Trust Company, LLC, Trustee for the Steele 2020 Irrevocable Exempt Marital Trust Agreement**, ("Grantees"), its 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. 8611, on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-E, as recorded in the Master Deed of record in Book 9394, page 598, Book 10417, page 348 and Instrument No. 20081203-0117317 and as shown on plat of record in Plat Book 7900, page 945, and Plat Book 9700, pages 367 and 368, 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 SAUNDRA STEELE, by deed from SUZANNA G. BADGER, of record in Instrument No. 20211101-0145973 , dated October 29, 2021 , said Register's Office.

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 2022 and subsequent years for Map-Par. 142-13-0C-044.00 CO.

Master Deed Established a Horizontal Regime of River Plantation, Section Ten, Phase One of record in Book 9394, page 598, Book 10417, page 348, and amended in Instrument No. 20081203-0117317, said Register's Office.

Subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, said Register's Office.

Matters shown on the Plan of record in Book 7900, pages 745, et seq, as re-recorded in Book 7900, page 945, and Plat Book 9700, pages 367 and 368 , said Register's Office.

This is improved property located at 8611 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 14th day of February, 2022.

Saundra Steele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Saundra Steele, 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 14th day of February, 2022.

Notary Public

My Commission Expires: _____

