Karen Johnson Davidson County
Batch# 816411 DEEDWARR
03/07/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220307-0025554

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elissa Pelton Christopher Pelton	New Owner	142050B02800CO
(NAME)	(NAME)	
8300 Sawyer Brown Rd., Unit E304		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum 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, I, **Kristi McIntyre Daniel fka Kristi K. McIntyre, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elissa Pelton and Christopher Pelton*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*wife and husband

Unit No. E-304, together with the Carport designated No. E-304-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, Plat Book 4675, pages 103-105 amending Plat Book 4675, pages 75-77 of the Register's Office for Davidson County, Tennessee and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office of 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 Kristi K. McIntyre, a single woman, by deed of record in Instrument No. 20131106-0115235 , Register's Office for Davidson County, Tennessee.

Kristi K. McIntyre, single now known as Kristi McIntyre Daniel, married

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8300 Sawyer Brown Rd., Unit E304, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hands this 18th day of February, 2022.

x Kristi McIntyre Daniel
Kristi McIntyre Daniel

State of Tennessee
County of Davidson

Personally appeared before me Kristi McIntyre Daniel, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of February, 2022.

Notary Public
My Commission Expires: 12-16-2025

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 16148

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **February 18, 2022**.

Date

Tonya Loftin

Affiant Signature

February 24, 2022

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 24th day of February, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)