WARRANTY DEED

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Tammy D. Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of March 1, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/25/25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brian E. Day and Julie B. Day, husband and wife	Same	142-9-B-834.00-CO
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 820051 DEEDWARR 03/11/2022 09:22:30 AM 3 pgs Fees: $18.00 Taxes: $1,332.00 20220311-0028309
834 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220141

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Thomas E. Wood and Tammy R. Nash** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Brian E. Day and Julie B. Day, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being a certain condominium apartment, Unit No. 834 together with the carport designated No. 834-C, on the plan of River Plantation, Section Five, Phase One, of record in Book 5200, pages 145-146, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to T.H. Bissinger and wife, Sarah Bissinger, by Deed from David Michael Impey, dated November 4, 1988 and filed of record in Book 7698, page 886, Register's Office for Davidson County, Tennessee. The said T.H. Bissinger having died on or about 09/23/1997, leaving the said Sarah Bissinger, the surviving tenant by the entirety and sole owner of said land. The said Sarah Bissinger died on or about 08/29/2003 devising subject property to Randal W. Bissinger, Gary Neil Bissinger and Rebecca Wood, as evidenced by the Last Will and Testament of Sarah Matt Bissinger filed of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 03P-1467, and of record in Volume 5495, page 1249211, said Court Clerk's Office and further of record in Instrument No. 20041109-0134902, Register's Office for Davidson County, Tennessee. Rebecca Wood, individually and as Executrix of the Estate of Sarah Matt Bissinger, Randal W. Bissinger and Garry Neil Bissinger conveyed said property to Rebecca Wood by Quitclaim Deed dated January 20, 2005 and filed of record in Instrument No. 20050127-0010256, said Register's Office. Rebecca Sue Wood died on or about 05/01/2021, devising said property to Thomas E. Wood and Tammy R. Nash, as evidenced by the Last Will and Testament of Rebecca Sue Wood filed of record in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee, Probate Division, Case No. 21P1283.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation and filed of record in Book 5410, page 248, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Rights of others in and to party walls.

Rights of others in and to the use of the common areas.

Unimproved ☐

This is improved ☒ property, known as 834 General George Patton Road, Nashville, TN 37221
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1 day of March, 2022.

Thomas E. Wood

Tammy R. Nash

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas E. Wood and Tammy R. Nash, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of March, 2022.

Notary Public
My Commission Expires: 3/25/25

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 1, 2022.

J. Carlton Drumwright

March 1, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 1, 2022.

Notary

My Commission Expires: 12/18/22

