THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239710**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 820312 DEEDWARR
03/11/2022 11:25:56 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20220311-0028662

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-19-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tammi Turner 8605 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 13 0C 038.00

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, **Dan H. McDowell, Sr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammi Turner**, ("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. 8605, together with the Carport designated No. 8605-C in River Plantation, Section X - Phase IIE, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation Section X - Phase IIE, Condominium Apartments, recorded in Plat Book 9700, pages 367 and 368, Registers office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Registers office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10417, page 348, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Dan H. McDowell, Sr. and wife, Patricia K. McDowell, by Warranty Deed from John L. Dreher, Jr., of record in Instrument No. 20030917-0137270, in the Registerâ€™s Office of Davidson County, Tennessee, dated August 29, 2003 and recorded on September 17, 2003.

Patricia K. McDowell having since died on October 16, 2021.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section X - Phase IIE, as recorded in Plat Book 9700, Page(s) 367 & 368; .
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated

by reference into the Master Deed establishing River Plantation, Section Ten, Phase One Condominium of record in Book 9394, Page 598, as amended by instrument(s) of record in Annexation recorded in Book 10417, Page 348, Amended in Instrument No. 20081203-0117317 and Amendment Bylaws recorded in Instrument No. 20190927-0098720; also subject to easements, rights and interests 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.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 7389, Page 924.

Easement for Right of Way, recorded in Book 2277, Page 619 and Book 3028, Page 605.

Letter regarding property classification recorded in Book 5612, Page 29

This is improved property located at 8605 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 1st day of March, 2022.

Susan M Taylor

Dan H. McDowell, Sr.
By: Susan M. Taylor, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan M. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dan H. McDowell, Sr. and that she is authorized by Dan H. McDowell, Sr. to execute this instrument on his behalf.

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

CONNOR R. SESTAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2024

Notary Public