Karen Johnson Davidson County
Batch# 832059 DEEDWARR
03/31/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220331-0037170

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239574** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	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 21st day of March, 2022. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Eric Garesche Houser 980 General George Patton Road Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ c/o BANK OF AMERICA 4500 AMON CARTER BLVD FORT WORTH, TX 76155	Tax Information: Tax Parcel ID No. 142 09 0D 017.00 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, **Alexander H. Abriola and Tracey Nicole White aka Tracey N. White, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Eric Garesche Houser, an unmarried person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 980, together with the Carport designated No. 980-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, 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 apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 526, Register's Office for 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 Alexander H. Abriola, unmarried and Tracey Nicole White aka Tracey N. White, unmarried, as joint tenants with rights of survivorship, by Quitclaim Deed from Nicholas C. White and Tracey R. White, Husband and Wife, of record in Instrument No. 20210318-0035857, in the Register's Office of Davidson County, Tennessee, dated March 12, 2021 and recorded on March 18, 2021.

Being the same property conveyed to Tracey N. White, unmarried, Alexander H. Abriola, unmarried, Nicholas C. White, married, and Tracey R. White, married, as joint tenants with right of survivorship, by Warranty Deed from Donald Edwin Kniffen and wife, Margaret Mary Kniffen, of record in Instrument No. 20181217-0122365, in the Register's Office of Davidson County, Tennessee, dated December 13, 2018 and recorded on December 17, 2018. Alexander H. Abriola and Tracey Nicole White now married.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Six Phase One River Plantation, as recorded in Plat Book 5200, Page(s) 359 and 360. 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 Six) Condominium of record in Book 5794, Page 526, as amended by instrument(s) of record in Instrument No. 20050504-0050172; Instrument No. 20060512-0056329; Instrument No. 20080423-0041324, and Scrivener's Affidavit recorded in Instrument No. 20080429-0043657 and Instrument No. 20100415-0028541.

Easement recorded in Instrument No. 20121114-0104723.

This is improved property located at 980 General George Patton 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 21st day of March, 2022.

Tracey Nicole White AKA Tracey N. White

Alexander H. Abriola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey Nicole White AKA Tracey N. White and Alexander H. Abriola, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/24/2022 ____ (date of document).

Affiant Signature

03/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025