ADDRESS NEW OWNER: Kathy Williams Ennis
8803 Sawyer Brown Rd
Nashville, TN 37221

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 142130CO7300CO

Karen Johnson Davidson County
Batch# 835083 DEEDWARR
04/06/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220406-0039527

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Phyllis L. Powell, a single woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kathy Williams Ennis, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a Condominium Apartment designated as Unit 8803, together with the carport designated as No. 8803-C in River Plantation, Section XI – Phase I, of record in Plat Book 9700, page 482, Register's Office for Davidson County, Tennessee and described in the Master Deed of River Plantation, Section Eleven, Phase One, establishing a Horizontal Property Regime, created under Title 66, Section 27-101, et., seq. as amended, Tennessee Code Annotated, of record in Book 10628, page 661, as amended, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of River Plantation, Section Eleven, Phase One contained in said Master Deed in Book 10628, page 661, as amended and By-Laws appended thereto in Book 10628, page 677 are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Phylls L. Powell, a widow, from Frederick M. Langreck, Executor of The Estate of Dorothy C. Langreck A/K/A Dorothy Connor, by Warranty Deed recorded on August 22, 2016, in Instrument No. 20160822-0087523, Register's Office for Davidson County, Tennessee.

This is property with a common address of 8803 Sawyer Brown Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 9700, Page 481 and Page 482, Register's Office for Davidson County, Tennessee.(3) All matters appearing on the Plan of record in Plat Book 9700, Page 748 and Plat Book 9700, Page 694, said Register's Office.(4) All matters appearing on the Plan of record in Instrument No. 20010905-0095982 and Instrument No. 20010905-0095973, said Register's Office.(5) All matters appearing on the Plan of record in Plat Book 7900, Page 745, as re-recorded in Plat Book 7900, Page 945, said Register's Office.(6) Master Deed establishing a Horizontal Property Regime of River Plantation, Section Eleven, Phase One, of record in Book 10628, and page 661, and annexation documents for River Plantation, Section Eleven, Phase IA of record in Book 11029, page 592; River Plantation, Section Eleven, Phase 2 of record in Book 11156, page 361; River Plantation, Section Eleven, Phase 3, of record in Book 11332, page 184; River Plantation, Section Eleven, Phase 4 of record in Book 11432, page 903; River Plantation, Section Eleven, Phase 5 of record in Instrument No. 20010131-0009315; and River Plantation, Section Eleven, Phase 6 of record in instrument No. 20010911-0098566; and of record in Instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee.(7) By-Laws of River Plantation, Section Eleven (a Horizontal Property Regime) of record in Book 10628, page 677, and as amended in Instrument No. 20191206-0126310, Register's Office for Davidson County, Tennessee.(8) Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11, Umbrella Association, Inc., of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.(9) Easement and Right of Way for Transmission Lines to Tennessee Valley Authority by

Declaration of Taking of record in Book 2277, page 619, Register's Office for Davidson County, Tennessee.(10) Final Judgment regarding Easement and Right of Way for Transmission Lines by Declaration of Taking of record in Book 3028, page 605, Register's Office for Davidson County, Tennessee.(11) Retention of perpetual easements for sanitary sewer, sewerage force mains and drainage of record in Book 7400, page 792, Register's Office for Davidson County, Tennessee.(12) Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.(13) Charter of River Plantation Section Eleven Condominiums Homeowner's Association, Inc., of record in Instrument No. 20100603-0043069, Register's Office or Davidson County, Tennessee.(14) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(15) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of March 2022.

Phyllis L. Powell

Phyllis L. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Phyllis L. Powell, a single woman** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of March 2022.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $445,000.00.

Affiant

Subscribed and sworn before me this 29th day of March 2022.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2203-081

True Copy Certification

I, **Megan Paulus,** 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 this the 29th day of March, 2022.

Affiant Signature
Date 03/29/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

