35822-8

Box 14

Karen Johnson Davidson County
Batch# 853468 DEEDWARR
05/11/2022 10:23:33 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20220511-0053808

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2022.

Notary Public

My commission expires: 10/23/2025

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cynthia R. Skeens	~~New Owner~~ XXXXXXXX	**142-09-0D-177.00CO**
8597 Sawyer Brown Road	SIRVA M0rtgage Inc 6200 Oak Tree Blvd. Ste 300	
Nashville, TN 37221	Independence, OH 44131	

FOR AND IN 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, WE,

Audrey R. Patton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cynthia R. Skeens

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:

Being Unit No. 8597 , together with the carport designated No. 8597-C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase I, Condominium Apartments, recorded in Book 7900, page 945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said 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 Ten, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. seq. and annexation document in Book 9669, page 111, 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.

This conveyance is also subject to the Covenants, conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945 Register's Office for said County.

BEING the same property conveyed to Audrey R. Patton, unmarried, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 9774, Page 649, dated August 22, 1995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 7900, Page 945, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 9394, Page 598, amended in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 9394, Page 613, amended in Instrument No. 20081203-0117316, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 7402, Page 591, Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 6900, Page 397, Register's Office for Davidson County, Tennessee.
TVA Easement of record in Book 2277, Page 619, Book 2274, Page 547 and Book 3028, Page 605, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8597 Sawyer Brown Road, Nashville, TN 37221.

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 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 hand(s) this 4th day of May, 2022.

Audrey R. Patton

Audrey R. Patton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Audrey R. Patton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2022.

Kamara Beal

Notary Signature
My commission expires: 4/19/2025

KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 22-239
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027