Karen Johnson Davidson County
Batch# 853830 DEEDWARR
05/11/2022 02:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20220511-0054209

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1611

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2022

Notary Public

Commission Expires: 10.20.24

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hearth Group Holdings LLC 625 Bakers Bridge Ave Ste 105 Franklin, TN 37067	NEW OWNER	142-05-0A-134.00-CO

WARRANTY DEED

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, I/WE,

William H. Corum, a widow

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hearth Group Holdings LLC, a Tennessee Limited Liability Company

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 a Part of the Plan of River Plantation, Section Two Condominium Apartments as of record in Book 4460, pages 136 and 137, said Register's Office, the part hereby described being:

Unit No. W-4 on the said plan together with the carport designated No. W-4-C, as shown in and described by the Master Deed of record in Book 4661, page 374, Establishing a Horizontal Property Regime with respect to River Plantation, Section Two Condominium.

Being the same property conveyed to William H. Corum and wife, Mary Ann Corum by Warranty deed from Maire F. Ragghianti, unmarried of record in Instrument No. 20050303-0023332 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 03, 2005. Mary Ann Corum having since died on June 22, 2015, leaving William H. Corum sole tenant by its entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 609 Plantation Court, 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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 28th day of April, 2022.

William H. Corum by Amy Dawson, his Attorney-In-Fact
William H. Corum by Amy Dawson, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Amy Dawson,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **William H. Corum** and acknowledged that he executed the same as the free act and deed of the said **William H. Corum,** pursuant to the Durable Power of Attorney recorded in Instrument No. 202205110054208, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 28th day of April, 2022.

Kaylie Payne
Notary Signature
My commission expires:

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 8, 2025
COUNTY OF DAVIDSON

True Copy Certification

I, Yvette Meldrum, 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 April 28, 2022

Signature 4/28/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of April, 2022

Notary's Signature
10-20-24
My Commission Expires:

BROOKE SERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 10-20-2024