...inson Davidson County
Batch# 859432 DEEDWARR
05/20/2022 09:14:52 AM 2 pgs
Fees: $13.00 Taxes: $1,286.68
20220520-0058548

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0124

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $347,750.00

Sworn to and subscribed before me this 13 day of May, 2022.

Affiant

Notary Public
My Commission Expires:

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Address of New Owner:
Frank Nentwig, et ux
1470 Old Hillsboro Rd.
Franklin, TN 37069

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
142-09-0B-857.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Katie S. McMath, and unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Frank Nentwig and Margit Nentwig, husband and wife,** hereinafter called the Grantees, their heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 857, together with the carport designated No. 857-C , in River Plantation, Section Five, Phase One, Lot One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Five, Phase One, Lot One, Condominium Apartments, recorded in Book 5200, Pages 145 and 146, Register s for Davidson County, Tennessee and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Katie Van Dyke by Warranty deed from William Richards Swope, Jr and wife, Connie Swope of record in Book 5744, page 441, Register's Office for Davidson County, Tennessee, dated May 07, 1981 and recorded on May 13, 1981.

Being the same property conveyed to William D. Castleman Trustee by Quitclaim Deed from Katie Van Dyke McMath of record in Book 7152, page 108, Register's Office for Davidson

County, Tennessee, dated February 18, 1987 and recorded on March 02, 1987 and within the same deed the said William D. Castleman, Trustee conveyed his interest in the subject property to William H. McMath and wife, Katie S. McMath.

William H. McMath died April 8, 1998, and title vested in Katie S. McMath as surviving tenant by the entirety.

This is improved property known as **857 General George Patton Rd., #C, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 13 day of May, 2022.

Katie S. McMath

Katie S. McMath

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Katie S. McMath, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of May, 2022.

Katie Lee Rice

Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JULY 28, 2025