Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-22-519

Karen Johnson Davidson County
Batch# 864911 DEEDWARR
05/31/2022 02:29:34 PM 2 pgs
Fees: $13.00 Taxes: $1,735.30
20220531-0062748

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220540909

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $469,000.00.

Mary Ellen Tate
Affiant

Subscribed and sworn to before me, this 27th day of May, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Ellen Tate 519 General George Patton Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0F-519.00 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, **Elizabeth I. Lewin and Hugh Lewin, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mary Ellen Tate, single**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 519, together with the Carport designated No. 519-C , on the Horizontal Property Regime for River Plantation, Phase II, Section VIII, as recorded in the Master Deed of record in Book 7417, page 396, as amended and Supplemented in Instrument No. 20180529-0051185 and shown on plat of record in Book 6900, pages 514-517, as amended in Book 6900, pages 654-657, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to ELIZABETH I. LEWIN and HUGH LEWIN, WIFE AND HUSBAND, by deed from MARK A. FLY and PAMELA ANN FLY JONES, INDIVIDUALLY, AS BENEFICIARIES OF THE ESTATE OF RALPH A. FLY AND AS CO-EXECUTORS OF THE ESTATE OF RALPH A. FLY, DECEASED, of record in Instrument No. 20181107-0110213 , dated November 5, 2018 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 142-09-0F-519.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 514-517 and in Plat Book 5900, pages 654-657, said Register's Office.

Master Deed of record in Book 7417, page 396 and in Instrument No. 20180529-0051185, said Register's Office.

Amendment to the By-Laws of record in Instrument No. 20170921-0096904, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924, said Register's Office.

This is improved property located at 519 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 27th day of May, 2022.

Elizabeth I. Lewin

Hugh Lewin by Elizabeth I. Lewin, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth I. Lewin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Hugh Lewin and that she is authorized by Hugh Lewin to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of May, 2022.

Notary Public

My Commission Expires: _____

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