WARRANTY DEED

Karen Johnson Davidson County
Batch# 866925 DEEDWARR
06/03/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220603-0064108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary J. Farragut and Tracy B. Farragut	Gary J. Farragut and Tracy B. Farragut	Parcel ID: 142-05-0A-046.00-CO
(NAME) 225 Plantation Ct	(NAME) 225 Plantation Ct.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joan W. Kirkpatrick, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary J. Farragut and Tracy B. Farragut, husband and wife**, 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:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Two, Condominium Apartments, as of record in Book 4460, Pages 136 & 137, Register's Office for said County, the part hereby described being:

Unit No. G-6 on said plat, together with the Carport designated No. G-6-C as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to River Plantation, Section Two, Condominium.

Being the same property conveyed to Joan Westenberger Kirkpatrick by Warranty Deed from Mary Clare Joy, a widow, dated April 12, 1978 and recorded April 14, 1978 in Book 5273, Page 735, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 225 Plantation Ct, 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 do 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.

Witness our hands this 27 day of May, 2022

Joan W. Kirkpatrick by Kathryn Mosley, attorney-in-fact

Joan W. Kirkpatrick by Kathryn Mosley, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kathryn Mosley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joan Westenberger Kirkpatrick, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Joan Westenberger Kirkpatrick, for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2022.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 **May 27, 2022**.

Date

Tonya Loftin
Affiant Signature

May 31, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 31st day of May, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)