Karen Johnson Davidson County
Batch# 869055 DEEDWARR
06/09/2022 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20220609-0065884

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $336,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/31/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 08/23/2025 RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3625

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kenneth S. Talbert and Sharon Talbert	New owners	142-05-0B-088.00-CO
8300 Sawyer Brown Road, Q301		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Victoria A. Hooper and Clark N. Stewart, devisees for the Estate of Lilyan E. Stewart

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth S. Talbert and Sharon Talbert, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. Q-301, together with he Carport designated No. Q-301-C, in River Plantation, Section Three, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675 Pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the 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 property, apartments, Co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Elmer N. Stewart and wife, Lilyan I. Stewart by Warranty deed from Haury and Smith Contractors Inc., a Tennessee Corporation of record in Book 4934, page 253, Register's Office for Davidson County, Tennessee, dated July 21, 1975 and recorded on July 22, 1975.

Elmer N. Stewart, having died on November 22, 2001, his interest in said property vesting in Lilyan I. Stewart as surviving tenant by the entirety.

Lilyan I. Stewart, having died testate on October 23, 2021, her interest in said property being devised to Victoria A. Hooper and Clark N. Stewart by Last Will and Testament of record in Case No. 21P-2394, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 8300 Sawyer Brown Road, Q301 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 in 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 hand on May 31, 2022}.

Victoria A. Hooper and Clark N. Stewart, devisees for the Estate of Lilyan E. Stewart

Victoria A. Hooper

Clark N. Stewart

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Victoria A. Hooper and Clark N. Stewart, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 31, 2022.

Notary Public

My Commission Expires: 9/20/25

File #: 2022-3625

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 5/31/2022.

Date

Jamika Jones
Affiant Signature

06/02/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206090065884