This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17378-AP

Karen Johnson Davidson County
Batch# 869946 DEEDWARR
06/13/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220613-0066904

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2022.

Notary Public
My Commission Expires: October 22, 2025

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Margaret C Burch William P Drewry 1124 General George Patton Rd. Nashville, TN 37221	New Owner	142-09-0D-033-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benjamin Tyler Kraus, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Margaret C Burch and William P Drewry, wife and husband,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 1124, together with the carport designated as No. 1124-C, and the appurtenant common elements of River Plantation Condominium Apartments, Section Six, Phase One, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing a horizontal property regime of River Plantation (Section Six), of record in Book 5794, page 526; as amended and supplemented in Instrument No. 20050504-0050172; and in Instrument No. 20080423-0041324; as corrected in Instrument No. 20080429-0043657, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the Plan of River Plantation Condominium Apartments, Section Six, Phase One, of record in Plat Book 5200, page 359 and 360, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of River Plantation Condominium Apartments, Section Six, Phase One, provided in said Master Deed, as amended, together with the By-Laws appended thereto, and as recorded, the aforementioned plan of record, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Benjamin Tyler Kraus, a single man by Warranty Deed from Dorothy Brewer, married, dated January 16, 2020, recorded January 17, 2020, of record in Instrument No. 20200117-0006478, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1124 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 6/2 day of June, 2022.

GRANTOR:

Benjamin Tyler Kraus

STATE OF Illinois
COUNTY OF Lake

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin Tyler Kraus, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2022.

JULIA NECE
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 5, 2023

Julia Nece
Notary Public
My Commission expires: Nov. 5, 2023

202206130066904

True Copy Certification

I, Allison Grant, 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 the 3rd day of June, 2022.

Allison Grant
Affiant Signature

6/3/22
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 3 day of June, 2022.

Lynae Wilder
Notary's Signature

My Commission Expires: **October 22, 2025**

Notary' Seal (if on paper)

