Karen Johnson Davidson County
Batch# 873143 DEEDWARR
06/16/2022 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220616-0069070

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Cheatham THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00. Affiant Subscribed and sworn to before me on June 7th, 2022. NOTARY PUBLIC My Commission Expires: 2·5·25

File #2022-232

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jerry Upchurch and Montez Upchurch 8921 Sawyer Brown Rd. Nashville, TN 37221	Same	142-09-0H-137.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GERALD D. MANN II, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JERRY UPCHURCH AND MONTEZ UPCHURCH, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8921, together with the carport designated No. 8921-C, in River Plantation, Section IX, Phase II-F, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-F, Condominium Apartments, recorded in Book 7900, Pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 8061, Page 341, as amended in Book 9326, Page 713, said Register' s Office, and further described in annexation document of record in Book 9247, Page 951, Instrument No. 20041124-0140994, and Instrument No. 20180501-0041146, 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 apartments, property, co-owners and tenants of River Plantation, Section IX, Phase II-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341-346, and annexation document in Book 9247, Page 951, Instrument No. 20041124-0140994, and Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference are made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7369, Page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, as amended in Book 8975, Page 89, Book 9053, Page 256, and Book 9247, Page 951, Register' s Office for said County.

Being the same property conveyed to Gerald D. Mann, II, unmarried, by Warranty Deed from Thomas R. Gildemeister and wife, Julia W. Gildemeister, dated 11/17/2017 and recorded on 11/20/2017 in Instrument No. 20171120-0118912, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 8921 Sawyer Brown Road, 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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 on June 4, 2022.

Grantor:

Gerald D. Mann ~~III~~ II

STATE OF FLORIDA
COUNTY OF Charlotte

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GERALD D. MANN ~~III~~ II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of June, 2022.

Notary Public

My commission expires: 7-30-25

Notary Public State of Florida
Neyli Sotolongo
My Commission HH 124411
Expires 07/30/2026

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 6/6/22 (date of document).

L. Broner McCoy
Date: 6/6/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 6th day of June, 2022

NOTARY PUBLIC
My Commission expires: 2.5.25

