This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17583-AP

Karen Johnson Davidson County
Batch# 876262 DEEDWARR
06/23/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220623-0071784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2022.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Duffy Jean Duffy 14947 80th Place North Maple Grove, MN 55311	New Owner	142-13-0C-181-00

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, **Walter D. Fox and wife, Patricia A. Fox**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Duffy and Jean Duffy, husband and wife**, 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:

A certain condominium apartment located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 9234 (Parcel No. 181), together with the carport designated No. 9234 -C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 5, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County. Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in Instrument No. 20000918-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument No. 20010131-0009315, 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 Eleven, Phase 5, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Registers Office for Davidson County, Tennessee, as applied to Section Eleven, Phase lA, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, and Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Walter D. Fox and wife, Patricia A. Fox by Warranty Deed from Carolyn H. Russell, an unmarried woman, dated July 30, 2014, recorded August 4, 2014, of record in Instrument No. 20140804-0069795, Register's Office for Davidson County, Tennessee.

This is improved property located at: **9234 Sawyer Brown 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 17th day of June, 2022.

GRANTOR:

Walter D. Fox

Patricia A. Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Walter D. Fox and Patricia A. Fox, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202206230071784

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/17/22 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 6/17/22

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 17 **day of** June, **2022.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

