This Instrument Prepared, from Information and Documents Provided by the Parties, by:
Joe T. Childress, Attorney at Law
P.O. Box 210973, Nashville, Tn. 37221

NAME and ADDRESS of NEW OWNERS:	**SEND PROPERTY TAX STATEMENTS to:**	**MAP and PARCEL NO.**
Edd R. Childress and Joe T. Childress 8300 Sawyer Brown Rd. G-301 Nashville, Tn. 37221	Same	Map 142050B Parcel 037.00

Karen Johnson Davidson County
Batch# 880376 DEEDWARR
06/29/2022 09:30:49 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220629-0074872

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of completion and implementation of a testamentary devise pursuant to the Last Will and Testament of Roberta Alice Childress, **Joe T. Childress** and **Edd R. Childress, Co-Executors for the Estate of Roberta Alice Childress, Deceased,** hereafter known as the **Grantors,** do transfer and convey unto **Edd R. Childress,** a single person, and **Joe T. Childress,** a single person, **as joint tenants with right of survivorship,** hereafter known as the **Grantees,** their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee; described as follows to wit:

Unit No. G-301, together with Carport designated No. G-301-C, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville as shown on the Plat recorded in Book 4675, Pages 75, 76, and 77 of the Register's Office for Davidson County, and described in a Master Deed recorded in Book 4784, Page 464, said Register's Office, and being designated as Map 142-5-B, Parcel 37CO.

Being the same property conveyed to Roberta A. Childress, a widow, by deed from Sarah D. Robinson, of record in Book 10990, Page 245, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters as shown on the recorded plat and restrictive covenants as contained in the Master Deed for River Plantation Condominiums of record in Book 4784, Page 464, Register's Office for Davidson County, Tennessee.

This is improved property located and known as: 8300 Sawyer Brown Road, G-301, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid tract or parcel of real property, together with all the appurtenances and hereditaments thereto appertaining unto the **Grantees**, their successors and assigns in fee simple absolute forever.

Grantors covenant that they are lawfully seized and possessed of said tract or parcel of real property, have full power and lawful authority to convey it, and that the title to same is free, clear, and unencumbered except as set out and known to all parties; and, said **Grantors** forever warrant and will defend the title to said real property against the lawful claims of all persons whomsoever.

The words "**Grantors**" and "**Grantees**" shall include their respective successors and assigns where the context requires or permits and the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all.

IN WITNESS WHEREOF, we the within named **Grantors**, have hereto set our hands this the 28th day of June, 2022.

Joe T. Childress

Joe T. Childress, Grantor

Edd R. Childress

Edd R. Childress, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, the within named, **Joe T. Childress** and **Edd R. Childress** the **Grantors**, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of June, 2022.

Quent Natterstad

NOTARY PUBLIC

QUENT NATTERSTAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE ($0).**

Joe T. Calderon

AFFIANT

Sworn to and subscribed before me this 28 day of June, 2022.

Quent Natterstad

NOTARY PUBLIC

QUENT NATTERSTAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 7, 2025