Karen Johnson Davidson County
Batch# 884324 DEEDWARR
07/06/2022 08:04:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220706-0077598

THIS INSTRUMENT PREPARED BY:
George M. Johnson, PC
215 High Lea Rd.
Brentwood, TN 37027

Map 142-13-C
Parcel 138

This instrument was prepared from information supplied by the parties without the benefit of a title search, for which the preparer assumes no responsibility. No boundary survey was made at the time of this conveyance with the legal description being the same as the previous deed of record.

EXECUTOR'S DEED

THIS INDENTURE made by and between EUGENIA BUSH, EXECUTRIX OF THE ESTATE OF JOSEPH WHITE SLOAN, as shown in the Davidson County, Tennessee Probate Court Case Number 21P781, First Party; and EUGENIA BUSH, INDIVIDUALLY, the named beneficiary, Second Party.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN N0/100 ($10.00) DOLLARS, and other good and valuable consideration, to her in hand paid by said Second Party, the receipt of which is hereby acknowledged, and does by these presents grant, bargain, sell, and convey unto Second Party, by the power conferred by the Tennessee Code, the real property described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

> Unit No. 9303 (Parcel No. 138), together with the carport designated No. 9303 -C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 4, 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 4, Condominium Apartments, recorded in Book 9700, pages 884 and 885, which was voided and vacated by Book 9700, page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 184 only), of record in Book 11684, page 675, and by Surveyor's Certificate of Correction in Instrument No. 200006300065336, 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 Book 11432, page 903, 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 4, 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. Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, 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, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, Plat in Book 7900, pages 745, et. seq., as re-recorded in Book 7900, page 945 Register's Office for said County and to taxes for the year 2000.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from B. B. Doubleday, Jr., of record in Book 7074, page 493, as corrected by Deed of Correction in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Joseph W. Sloan and wife, Janet M. Sloan, by deed dated July 12, 2000, from Haury and Smith Contractors, Inc., of record as Instrument No. 20000714-0069737 Register's Office for Davidson County, Tennessee, with Janet M. Sloan, whose date of death being August 9, 2016, having predeceased Joseph W. Sloan.

This is improved property known as 9303 Sawyer Brown Road, Nashville, Tennessee 37221.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the same unto the Second Party, their heirs, successors, and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

First Party covenants that she, in her fiduciary capacity as Executrix of the Estate of Joseph White Sloan, is lawfully seized in fee simple of the premises and that she has a good and lawful right to sell and convey the same; and that said property is free and clear and unencumbered.

First Party further covenants that she, in her fiduciary capacity as Executrix of the Estate of Joseph White Sloan, will warrant and defend the title to said premises unto the Second Party, their heirs, representatives, successors, and assigns, against the lawful claims of all parties claiming by, though, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument on the 16 day of May, 2022.

Eugenia Bush

EUGENIA BUSH, Executrix of the Estate of Joseph White Sloan

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State, Eugenia Bush, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Executrix of the Estate of Joseph White Sloan, the within named bargainor, and that she as such executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me this 16th day of May 2022.

SHARON PETTY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

Sharon Petty

Notary Public

My Commission Expires:

State of Tennessee)
County of Williamson)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $N/A. This transfer is EXEMPT.

Eugenia Bush

Affiant

Subscribed and sworn to before me this 16th day of May 2022.

SHARON PETTY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

Sharon Petty

Notary Public

My Commission Expires:

OWNER AND SEND TAX BILL TO:
Eugenia Bush
4616 Granny White Pike
Nashville, TN 37220