THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641456**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $502,600.00 Joan Guth Affiant Subscribed and sworn to before me, this 6th day of July, 2022. Notary Public My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 887437 DEEDWARR
07/12/2022 10:48:17 AM 2 pgs
Fees: $13.00 Taxes: $1,859.62
20220712-0079939

WARRANTY DEED

Address New Owner: Joan Guth 8547 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner 111 Clay Court Spring Hill, TN 37174	Tax Information: Tax Parcel ID No. 142-09-0D-197.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Davidson and Kevin Stinson, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joan Guth, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8547, together with the carport designated No. 8547-C on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-B, as recorded in the Master Deed of record in Book 8601, page 341, Book 9394, page 598, Book 9669, page 111 and by Annexation of Additional Land of record in Instrument of Book 9780, page 284, and as set out in Plat of record in Plat Book 9700, pages 27 & 28, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to RICHARD DAVIDSON AND KEVIN STINSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from DONALD ARKOVITZ AND MARTHA ARKOVITZ, HUSBAND AND WIFE, of record in Instrument No. 20190418-0035612 , dated April 9, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 142-09-0D-197.00 CO.

Matters shown on the Plan of record in Plat Book 9700, pages 27 and 28, said Register's Office.

Master Deed and By-Laws appended thereto, of record in Book 4661, page 334, Book 9394, page 598, amended in Book 9669, page 111 and Book 9780, page 284 , Instrument No. 20081203-0117317, Instrument No. 20120828-0077603, Instrument No. 20180522-0048991, and amendment to By-Laws of record in Instrument No. 20081203-0117316, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924, said Register's Office.
Rights of others in and to party walls.

This is improved property located at 8547 Sawyer Brown Road Nashville TN 37221

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FC-22-8547

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of July, 2022.

Richard Davidson

Kevin Stinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Davidson and Kevin Stinson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____