Karen Johnson Davidson County
Batch# 891933 DEEDWARR
07/21/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20220721-0083629

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3411

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
GD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~19th~~ 20th day of July, 2022
GD

Notary Public

Commission Expires: 1/6/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark C. Judd and Justin R. Pardo 944 Todd Preis Drive Nashville, TN 37221	same as new owner	142 05 0C 066.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jann Harrison, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark C. Judd and Justin R. Pardo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. F-408, together with the Carport designated No. F-408-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the 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 property, apartments, co-owners, and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same parcel conveyed to Jackie B. Murray by Quitclaim Deed from Theodore J. Murray recorded February 11, 1993 in Book 8864, Page 448, Register's Office of Davidson County, Tennessee. Consideration for conveyance in the amount of $0.00. Said Jackie B. Murray died on or about July 18, 2004. Reference is made to the last will and testament of Jackie B. Murray, deceased, admitted to Probate in the 7th Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 04P1579, naming Jann Murray Harrison as sole devisee. Reference is further made to an Affidavit of Inheritance from the Estate of Jackie B, Murray to Jann Harrison recorded May 9, 2005, as Instrument No. 20050609-0066090 in Davidson County, Tennessee Register of Deeds.

Jann Murray Harrison is one in the same as Jann Harrison.

Katherine Harrison Bell and Julia Harrison Peters executes this instrument on behalf of Jann Murray Harrison pursuant to a Durable Power-of-Attorney dated April 9, 2022 and filed for record in Instrument No. 20220712-0079722 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 944 Todd Preis Drive, 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 we so 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. 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.

Dated this the 19th day of July, 2022.

Jann Harrison by Julia Harrison Peters attorney in fact
Jann Harrison by Julia Harrison Peters, her Attorney-In-Fact

Jann Harrison by Katherine Harrison Bell, attorney-in-fact
Jann Harrison by Katherine Harrison Bell, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Katherine Harrison Bell**, to me known to be the person who executed the foregoing instrument on behalf of **Jann Harrison**, as her Attorney-In-Fact, and acknowledged that she executed the same as free act and deed of the said **Jann Harrison.**

Witness my hand, at office, this 19th day of July, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Julia Harrison Peters**, to me known to be the person who executed the foregoing instrument on behalf of **Jann Harrison**, as her Attorney-In-Fact, and acknowledged that she executed the same as free act and deed of the said **Jann Harrison.**

Witness my hand, at office, this 19th day of July, 2022.

Notary Signature
My commission expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 7/19/2022 (date of document).

Caleb Waters
Affiant Signature

7/21/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

