Karen Johnson Davidson County
Batch# 895958 DEEDWARR
07/29/2022 11:26:08 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220729-0086590

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-1076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($450,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED, A MARRIED PERSON ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto RHONDA K. JONES, as sole owner, her heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Lying and being in Davidson County, State of Tennessee, and being Unit 863, together with the Carport designation Number 863-C on the Plan of River Plantation, Section Five, Phase One, a condominium, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on plat of River Plantation, Section Five, Phase One, Condominium Apartments of record in Book 5200, Pages 145 and 146, Register's Office of Davidson County, Tennessee, and described in Master Deed recorded in Book 5410, Page 248, said Register's Office, to which reference is hereby made.
>
> Being the same property conveyed to W. Casey Reed, by Substitute Trustee's Deed from Wilson & Associates, PLC, dated June 2, 2004, and of record in Instrument No. 20040614-0070158, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Walker Casey Reed by Quitclaim Deed from Stephanie Marie Mouton Reed, dated November 8, 2011, and of record in Instrument No. 20111109-008776, in the Register's Office of Davidson County, Tennessee.
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> This conveyance is made subject to the following:
>
> 1. All matters shown on plats of record in Book 5200, Page 145, and Book 5200, Page 146, both in the Register's Office of Davidson County, Tennessee.
>
> 2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and By-Laws of River Plantation (Section Five) of record in Book 5410, Page 248, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of July, 2022.

WALKER CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared WALKER CASEY REED, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 27th day of July, 2022.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: April 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of July, 2022.

My Commission Expires NOTARY PUBLIC

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: January 23, 2023

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Map & Parcel No: 142 09 0B 863.00 CO

ADDRESS OF NEW OWNERS:
RHONDA K. JONES
863 General George Patton
Nashville TN 37221

SEND TAX BILLS TO:
United Wholesale Mtg
585 South BLVD E
Pontiac MI 48341