Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220741799

Karen Johnson Davidson County
Batch# 896516 DEEDWARR
08/01/2022 11:12:39 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20220801-0087091

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

M. Alexis Arnold
Affiant

Subscribed and sworn to before me, this 29th day of July, 2022.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie Ann Schueler 124 Plantation Court Nashville TN 37221	New Owner	Tax Parcel ID No. 142-05-0A-022.00-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, **Brett M. Fromhold, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Ann Schueler, a single woman** ("Grantees"), 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. D-4, together with the Carport designated No. D-4-C, in River Plantation, Section Two, a Condominium, a Horizontal Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section 2, Condominium Apartments, recorded in Book 4460, Page(s) 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 374, 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 2, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, recorded in Book 4661, Page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof as though copied herein.

Being the same property conveyed to John Fromhold, married by Warranty Deed from Thomas Trifon Atanasov, married of record in Instrument No. 20200413-0038233 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 13, 2020.

Being the same property conveyed to Brett M. Fromhold by Quitclaim Deed from John Fromhold of record in Instrument No. 20211004-0133330 Register's Office for Davidson County, Tennessee, dated October 01, 2021 and recorded on October 04, 2021.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 136 and 137 and Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions,

options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section 2 of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended and restated in Instrument No. 20120828-0077595, corrected in instrument No. 20121207-0113069, Instrument No. 20120828-0077603, Instrument No. 20180522-0048990 and Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee.
Amendment to the By-Laws appended to Master Deed of record in Book 4691, Page Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, Instrument No. 20120828-0077595 and Instrument No. 20180522-0048990, in the Register's Office for Davidson County, Tennessee.

Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710 and amended in Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.

Subject to Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.

Subject to Easement to Comcast of Nashville of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 745, in the Register's Office for Davidson County, Tennessee.

TVA Easement of record in Book 2274, Page 574, Book 2277, Page 619 and Book 3028 Page 605, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 124 Plantation Court Nashville TN 37221

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 29th day of July, 2022.

Brett M. Fromhold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brett M. Fromhold, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026