Karen Johnson Davidson County
Batch# 899111 DEEDWARR
08/04/2022 02:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20220804-0088937

WARRANTY DEED

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 4/24/2023

(AFFIX SEAL)

MST 2021-1133A

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hearth Group Holdings, LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	
625 Bakers Bridge Ave, Suite 105		142-09-0D-123.00-CO
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Gregory L. Wood and Quinten Thomas Flemons (Surviving spouse of Sheran Wood Hartwell),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hearth Group Holdings, LLC, a Tennessee limited liability company,** 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. 1045, together with the Carport designated No. 1045-C in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, 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 Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 526, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Louis J. Wood and wife, Elizabeth R. Wood by Warranty deed from Gary A. Waters and wife, Betty R. Waters of record in Book 7729, page 685, Register's Office for Davidson County, Tennessee, dated December 15, 1988 and recorded on December 16, 1988. (Value or consideration shown in aforementioned deed $96,300.00.)

Louis J. Wood having since died April 1995 leaving Elizabeth R. Wood as surviving spouse. Elizabeth R. Wood having since died March 20, 2018 leaving Gregory L. Wood and Sheran Wood Hartwell as her Heirs, See Quitclaim Deed Recorded of record in Instrument No. 202208040088935, Registers office of Davidson County, Tennessee. Sheran Wood Hartwell having since died December 24, 2020, leaving Quinten Thomas Flemons as surviving spouse.

Affidavit of Heirship recorded for The Estate of Sheran Wood Hartell in Instrument No. 202208040088936, Registers office of Davidson County, Tennessee.

Power of Attorney recorded for Gregory L. Wood in Instrument No. 20211001-0132268 on 10/01/2021, Registers office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. All matters shown on the Plan of record in Book 5200, pages 359 & 360, Certificate of Correction in Book 5807, page 669, Register's Office for Davidson County, Tennessee. All matters shown on the Plan of record in Book 5200, page 347, 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 Six, Phase 1, with By-Laws and Rules and Regulations appended thereto, of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20060512-0056329, Supplement and Amendment to Master Deed in Instrument No. 20080423-0041324 Register's Office for Davidson County, Tennessee. Charter of River Plantation Section Six Condominiums Homeowners' Association, Inc. of record in Instrument 20050415-0042393, Register's Office for Davidson County, Tennessee. Notice of Restrictive Covenants Violation of record in Instrument Number 20120612-0051165, in the Register's Office for Davidson County, Tennessee. Easement for Harpeth Valley Utility District in Book 3770, page 6, Register's Office for Davidson County, Tennessee. Easement in favor of United States of America for Tennessee Valley Authority Transmission Lines or Towers in Book 2274, page 547, and Book 3028, Page 605 Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA of record in Instrument Number 20090825-0079855, in the Register's Office for Davidson County, Tennessee.

This property, known as 1045 General George Patton Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my/our hand(s) this 2nd DAY OF August, 2022.

Gregory L. Wood by Kenric Brown, as attorney-in-fact

Gregory L. Wood by Kenric Brown, as Attorney-in-Fact

STATE OF Illinois)
COUNTY OF Lake)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Kenric Brown**, **Attorney-in-Fact for Gregory L. Wood,** the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said **Gregory L. Wood**, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 2nd day of August, 2022.

Notary Public

My Commission Expires: 11-08-2025

OFFICIAL SEAL
KATHERINE BURTON
NOTARY PUBLIC, STATE OF ILLINOIS
Commission # 864932
My Commission Expires Nov. 08, 2025

(SEAL)

Witness my/our hand(s) this 2 DAY OF August, 2022.

Surviving spouse of Sheran W. Hartwell

Quinten Thomas Elemons

STATE OF District of Columbia)
COUNTY OF District of Columbia)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Quinten Thomas Flemons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of August, 2022.

Rhashida Beynum
Notary Public
My commission expires: March 14, 2024

RHASHIDA BEYNUM NOTARY PUBLIC EXP. 3-14-24 DISTRICT OF COLUMBIA

(SEAL)

District of Columbia: SS
Subscribed and sworn to before me, in my presence,
this 2 day of August, 2022

Rhashida Beynum, Notary Public, D.C.
My commission expires March 14, 2024.

True Copy Certification

I, Yvette Meldrum, 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 August 3, 2022.

Signature
August 3, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 3, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025