This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 6-12384-RL-bs

Karen Johnson Davidson County
Batch# 902835 DEEDQC
08/12/2022 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220812-0091770

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Howard 8300 Sawyer Brown Rd, #B301 Nashville, TN 37221	New Owner	142 05 0B 009.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Joan Hall Bomar, an unmarried woman** ("Grantor") do hereby quitclaim and convey unto **Robert Howard, a single man** ("Grantee"), his successors and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Unit No. B-301, River Plantation Condominiums, together with the carport designated to No. B-301-C in River Plantation, Section Three, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76, and 77, of the Register's Office of said County, and described in a Master Deed recorded in Book 4784, Page 464, Corrected by Book 5785, Page 180, Waiver of Exclusive Rights in Book 5840, Page 663, and Amendment to Bylaws Instrument No. 20200729-0083523, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The elements, restrictive covenants, conditions and regulations imposed upon and relating to property, apartments, co-owners and tenants of River Plantation, Section Three, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, in the Register's Office of Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Joan Hall Bomar, an unmarried woman, by Warranty Deed from Phyllis J. Sweat, Trustee of the Phyllis J. Sweat Revocable Trust, dated April 15, 2021, dated June 23, 2021 and recorded June 25, 2021 of record as Instrument No. 20210625-0086360, in the Register's Office of Davidson County, Tennessee.

This is **improved** property located at: **8300 Sawyer Brown Road, #B301, Nashville, TN 37221**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2022.

GRANTOR:

Joan Hall Bomar

Joan Hall Bomar

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joan Hall Bomar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of August, 2022.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/11/22 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 **day of** August, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

