RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

When recorded, return to:
Premier Escrow, LLC
4301 Hillsboro Pike Suite 300
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18447-KS

Karen Johnson Davidson County
Batch# 904093 DEEDWARR
08/16/2022 11:34:16 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20220816-0092746

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2022.

Notary Public
My Commission Expires:

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Scott Shephard Huff and<br>Linda Sheryl Huff<br>839 General George Patton Road<br>Nashville, TN 37221 | Scott Shephard Huff and<br>Linda Sheryl Huff<br>839 General George Patton Road<br>Nashville, TN 37221 | 142 09 0B 839.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

**Robert Gutierrez and Danielle Gutierrez, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**Scott Shephard Huff, an unmarried man, and Linda Sheryl Huff, an unmarried woman, as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

**Unit No. 839 together with the carport designated No. 839-C, in River Plantation, Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Five, Phase One, Lot One, Condominium Apartments, recorded in Plat Book 5200, Page(s) 145 and 146, Register's Office for Davidson County, Tennessee, as described in a Master Deed recorded in Book 5410, Page 248, 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 Five, Phase One, Lot One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, 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 Robert Gutierrez and Danielle Gutierrez, husband and wife, by Warranty Deed from Chris Edwards and April Edwards, husband and wife, of record in Instrument No. 20150102-0000098, Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 2, 2015.**

This is improved property located at: **839 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. 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.

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

GRANTOR:

Robert Gutierrez

Danielle Gutierrez

STATE OF Alabama
COUNTY OF Madison

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

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

LESA WATTS
Notary Public
Alabama State at Large

Notary Public
My Commission expires: Jul 21, 2026
Lesa Watts