# WARRANTY DEED

Karen Johnson Davidson County
Batch# 905902 DEEDWARR
08/22/2022 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220822-0094210

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 10-20-24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2022-1182

**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 |
|---|---|---|
| Frederick Berk | Mutual of Omaha Mortgage, Inc. | 142-09-0E-146.00-CO |
| (NAME) | (NAME) | |
| 1360 General George Patton Road | PO Box 0054 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Palatine, IL 60055 | |
| (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, **Patti A. Shahan, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frederick Berk, an unmarried man,** 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:

**A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1360, together with the Carport designated No. 1360-C, on the Plan of River Plantation Condominium Apartments, Section Seven, Phase One, of record in Book 5200, Page 705 and 706, as amended in Book 6392, Page 321 Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.**

**Being the same property conveyed to Patti A. Shahan, unmarried by Warranty deed from Charles H. Geny and Wife, Mary Ruth Geny of record in Book 8039, page 515, Register's Office for Davidson County, Tennessee, dated February 02, 1990 and recorded on February 05, 1990.**

**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. 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 5200, Page(s) 705 and 706, inclusive, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee. By-Laws of River Plantation Section VII, of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson, County, Tennessee. Charter for River Plantation Section VII, of record in Instrument No. 20070405-0041036, as amended in Instrument No. 20141014-0095008, in the Register's Office for Davidson County, Tennessee. Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book

3028, Page 605, in the Register's Office for Davidson County, Tennessee. Sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee. Easement granted to Harpeth Valley District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee. Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 1360 General George Patton Road, 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 16th DAY OF AUGUST, 2022.

Patti A Shahan by Bruce Shahan, her attorney in fact

Patti A. Shahan by Bruce Shahan, her Attorney-in-Fact

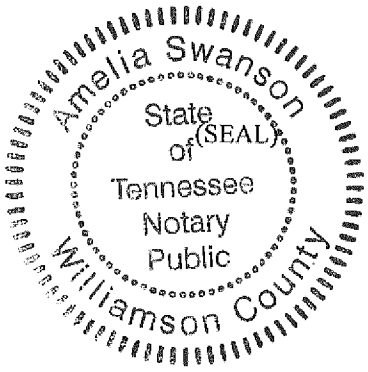
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bruce Shahan, Attorney-in-Fact for Patti A. Shahan, unmarried, 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 Patti A. Shahan, unmarried, 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 16th day of August, 2022.

Notary Public

My Commission Expires: 4/24/2023



**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 Aug. 16, 2022.

Affiant Signature _____

Aug. 16, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of August 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 10.20.24

