WARRANTY DEED

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 906648 DEEDWARR
08/23/2022 11:41:07 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63

20220823-0095093

KIM MURRAY
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 $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

MST 2022-1187

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
Tammy S. Joscelyn and James H. Joscelyn, Jr.	Same as new owner	142-05-0A-134.00-CO
(NAME)	(NAME)	
609 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Hearth Group Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tammy S. Joscelyn and James H. Joscelyn, Jr., wife and husband,** 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:

Being a part of the Plan of River Plantation, Section Two Condominium Apartments as of record in Book 4460, pages 136 and 137, and Book 4460, page 80, said Register's Office, the part hereby described being:

Unit No. W-4 on the said plan together with the carport designated No. W-4-C, as shown in and described by the Master Deed of record in Book 4661, page 374, Establishing a Horizontal Property Regime with respect to River Plantation, Section Two Condominium.

Being the same property conveyed to William H. Corum and wife, Mary Ann Corum by Warranty deed from Maire F. Ragghianti, unmarried of record in Instrument No. 20050303-0023332 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 03, 2005. Mary Ann Corum having since died on June 22, 2015, leaving William H. Corum sole tenant by its entirety.

Being the same property conveyed to Hearth Group Holdings LLC, a Tennessee limited liability company by Warranty deed from William H. Corum, a widow of record in Instrument No. 20220511-0054209 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 11, 2022.

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. 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. By-Laws appended to Master Deed of record in Book 4661, Page 353, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, 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. Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee. Easement granted to Comcast of Nashville of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 745, 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. 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 609 Plantation Court, 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 15 DAY OF AUGUST, 2022.

Hearth Group Holdings, LLC, a Tennessee Limited liability company

BY: _____

Lance Ballard, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance Ballard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Member of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of August, 2021.

_____
Notary Public

My commission expires: 4-20-2024

