File 36167-8

BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 913013 DEEDWARR
09/07/2022 09:23:02 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63

20220907-0100165

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/6/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan L. Angel	F & M Bank, a banking corp.	142-05-0B-109.00-CO
(NAME)	(NAME)	
8300 Sawyer Brown Road, Unit S-306	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Angel M. Davis, a single woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ryan L. Angel, unmarried man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. S-306, on the plan of River Plantation Condominium Apartments, Section 3, according to the Master Deed of record in Book 4784, Page 464, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4675, Page(s) 75 through 77, inclusive as amended in Book 4675, Page(s) 103 through 105, inclusive, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Angel M. Davis, a single woman by Quit Claim Deed from Victor J. Walker, a single man, dated 09/23/2020, of record in Instrument 202009290112091, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8300 Sawyer Brown Road, Unit S-306, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29 day of Aug, 2022.

Angel M. Davis

Angel M. Davis

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angel M. Davis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of Aug, 2022.

Kimberly V Adams

Notary Public:
My Commission Expires: 04-19-23

OFFICIAL SEAL
KIMBERLY V ADAMS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 4/19/23

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075