39B

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37316-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me this 6th day of September, 2022. Notary Public My Commission Expires: 7/6/24

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mary Beth Hudson, Rocky Hudson 8454 Rambling Rose Dr Ootewah, TN 37363	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142090H09500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marjorie Merritt Tidwell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Beth Hudson and Rocky Hudson, wife and husband.** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 9127 Sawyer Brown Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 914949 DEEDWARR
09/09/2022 12:47:16 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63

20220909-0101226

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of September, 2022.

Marjorie Merritt Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marjorie Merritt Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2022.

Notary Public

My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9127, together with the carport designated No. 9127-C on the Plan of River Plantation Section IX - Phase II-B of record in Plat Book 7900, page 365, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section IX, Phase II-B), a horizontal property regime established by Master Deed of record in Book 8061, page 341, and further described in annexation documents of record in Book 8494, p[age 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, Book 8975, page 89, Book 9053, page 256, Book 9247, page 951, Book 9326, page 713, Instrument No. 20041124-0140994, and Instrument No. 20180501-0041146 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marjorie Merritt Tidwell, an unmarried woman, by deed dated January 31, 2020 from Holly Cummings, n/k/a Holly Fox, a married woman, of record in Instrument No. 20200203-0012327, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for River Plantation, Sections 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation Section IX, Phase II-B, of record in Book 8061, page 341, amended in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, Book 8975, page 89, Book 9053, page 256, Book 9247, page 951, Book 9326, page 713, Instrument No. 20041124-0140994, and Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 7900, page 365, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 2274, page 547, and Book 3770, page 6, Register's Office for Davidson County, Tennessee.
7. Perpetual Easement for Sanitary Sewer, Sewerage Force Main and Drainage of record in Book 7400, page 792, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.