Karen Johnson Davidson County
Batch# 915045 DEEDWARR
09/12/2022 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220912-0101370

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Barbara S. Stanfill
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF September, 2022

NOTARY PUBLIC
My Commission expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22080006

Address of New Owner
Barbara Stanfill
8573 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-13-0C-027.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Helen B. McDaniel, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Barbara Stanfill,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8573, together with the carport designated No. 8573-C, in River Plantation, Section Ten, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-D, Condominium Apartments, recorded in Plat Book 9700, Pages 203 and 204, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in Annexation document in, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; Section Ten, Phase II-C; Section Ten, Phase II-D; and Section Ten, Phase II-E, by Annexation documents in Book 9669, Page 111; Book 9780, Page 284; Book 10024, Page 409; Book 10136, Page 708; and Book 10417, Page 348, 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 Fred E. McDaniel and Helen B. McDaniel, husband and wife, by Warranty Deed from Barbara J. Sanderson dated 04/02/2008 and recorded on 04/14/2008 in Instrument No. 20080414-0037331, Register's Office for Davidson County, Tennessee. Fred E. McDaniel having since died on or about 02/14/2009, leaving Helen B. McDaniel as the surviving tenant by entirety.

This is property generally located:
8573 Sawyer Brown Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 9700, Pages 203-204, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Master Deed and By-Laws of record in Book 9394, Page 598, and by annexation in Book 9669, Page 111, Book 9780, Page 284, Book 10024, Page 409, Book 10136, Page 708, Book 10417, Page 348, Instrument No. 20081203-0117317, Instrument No. 20120828-0077603, Instrument No. 20180522-0048991, and amendment to By-Laws of record in Instrument No. 20081203-0117316, said Register's Office.
4. Restrictions of record in Book 7389, Page 924, said Register's Office.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Helen B. McDaniel** has/have caused this instrument to be executed, this the 9 day of September, 2022.

Helen B. McDaniel
By: Fred E. McDaniel, Jr. AIF

Helen B. McDaniel
By: Fred E. McDaniel, Jr., Atty-in-fact
Record Book 202209120101369, **RODCT**

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Fred E. McDaniel, Jr.**, Attorney-in-fact, acting on behalf of **Helen B. McDaniel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in behalf of **Helen B. McDaniel**, and who acknowledged that he executed the same as the free act and deed of **Helen B. McDaniel**.

This the 9 day of September, 2022.

My commission Expires: 7/25/26

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 9|9|22 (date of document).

L. Broner McCoy
Date: 9|9|22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 9 day of September, 2022

NOTARY PUBLIC
My Commission expires: 7|28|26

