Name and Address of New Owner:
Michelle Skelley and John R. Ashford
122 Plantation Court
Nashville, TN 37221

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 924673 DEEDWARR
10/03/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221003-0108817

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 142-05-0A-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joan Smith Sincerbox, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michelle Skelley, a married woman, and John R. Ashford, a married man,** ** "the Grantees," the following described real estate in Davidson County, Tennessee:

**Tenants in common with right of survivorship

Land in Davidson County, Tennessee being Unit No. A-1, together with the Carport designated No. A-1-C, in River Plantation, Section Two, a Condominium, a Horizontal Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 374, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, recorded in Book 4661, Page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof as though copied herein.

Being the same property conveyed to Joan Smith Sincerbox and Dorothy Bowen Smith, both unmarried, as joint tenants with the right of survivorship by Warranty deed from Margie Tomlinson and Wylodene Lewis and Ruby Davis and Doris Ferguson and Les Gray, being the only heirs at law of Beatrice Gray, of record in Book 8373, page 299, Register's Office for Davidson County, Tennessee, dated June 12, 1991 and recorded on June 13, 1991. (Value or consideration shown in aforementioned deed $81,000.00.)

Re-recorded on June 12, 1991 of record in Book 8397, page 173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan Smith Sincerbox, an unmarried person, by Quitclaim deed from Dorothy Bowen Smith, an unmarried person, of record in Book 9860, page 44, Register's Office for Davidson County, Tennessee, dated October 13, 1995 and recorded on November 14, 1995. (Value or consideration shown in aforementioned deed $40,044.79)

This is property also known as 101 Plantation Court, Nashville, TN 37221

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, priviliges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2022.

Joan Smith Sincerbox, by William F Murphy, her Attorney-In-Fact (SEAL)

Joan Smith Sincerbox by William F. Murphy, her Attorney-In-Fact

STATE OF FLORIDA
COUNTY OF Manatee

Personally appeared before me, **William F. Murphy,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Joan Smith Sincerbox,** and acknowledged that he executed the same as the free act and deed of the said **Joan Smith Sincerbox.**

Witness my hand and seal this 30th day of September, 2022.

JEAN MEYER
Notary Public - State of Florida
Commission # HH 204338
My Comm. Expires Dec 18, 2025
Bonded through National Notary Assn.

Notary Public
My commission expires: 12/18/2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
30th day of September, 2022.

Notary Public
My commission expires: 11/8/22

File No. GNT-22-2408

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-30-22.

Affiant Signature

9-30-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of September, 2022.

Notary Signature

My Commission Expires: 1/18/2026

