Karen Johnson Davidson County
Batch# 933556 DEEDWARR
10/25/2022 10:57:53 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20221025-0115627

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Roland Brown	Same as New Owner	142-05-0B-099.00 CO
(NAME)	(NAME)	
8300 Sawyer Brown Road, Unit R304		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TESSA RUBIN, UNMARRIED, AND KATHLEEN BELL KIMBRO, UNMARRIED, AND PAULINE KIMBRO DIPROJETTO, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROLAND R. BROWN, A MARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Unit No. Unit No.R-304, together with carport designated No. R-304-C on the Plan of Amended Section 3 River Plantation Condominium Apartments, of record in Plat Book 4675, pages 75 to 77, amended in Plat Book 4675, pages 103 thru 105, Register's Office for said

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM22-8300

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 Three), a horizontal property regime established by Master Deed of record in Book 4784, page 464, amended in Book 5785, page 180 and in Book 5840, page 663, said Register's Office.

Being the same property conveyed to TESSA RUBIN, UNMARRIED AND KATHLEEN BELL KIMBRO, UNMARRIED AND PAULINE KIMBRO DIPROJETTO, UNMARRIED, ALL AS TENANTS IN COMMON WITH RIGHT OF RIGHT OF SURVIVORSHIP, by deed from RACHEL WHITNEY CANTRELL, UNMARRIED, of record in Instrument No. 20210111-0004664, dated January 6, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Road, Unit R304, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 20 day of October, 2022.

Tessa Rubin

Kathleen Kimbro

Pauline Kimbro Diprojetto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that **Tessa Rubin, Kathleen Kimbro, and Pauline Kimbro Diprojetto** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 20 of October, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

