Karen Johnson Davidson County
Batch# 934065 **DEEDWARR**
10/27/2022 10:02:15 AM 3 pgs
Fees: $18.00 Taxes: $777.00

20221027-0116285

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $210,000.00

Affiant

Sworn to and subscribed before me this 27th day of October, 2022.

Notary Public
My Commission Expires:

MARY S. WOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-24-2023

THIS INSTRUMENT PREPARED BY: PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
D&G LLC	8300 Sawyer Brown Road	Owner	
5810 Shelby Oaks Dr. Ste B	Unit K 302		142-05-0B-057.00-CO
Memphis, TN 38134-7315	Bellevue, TN 37211		

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SHERRIE TURBEVILLE and the BELLEVUE CHURCH OF CHRIST SENIOR BENEVOLENT FUND,** being the sole heirs under the Last Will and Testament of **WILMA CLIFTON STROUD**, deceased, do hereby transfer and convey unto **D & G LLC, a Tennessee limited liability company,** its successors and assigns, all of their right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows, to-wit:

Lying and being in Davidson County, Tennessee:

Unit No. K-302, together with the Carport designated No. K-302-C, in River Plantation, Section Three, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, in 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 Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, in the Register's Office of 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 Wilma Stroud (single) by Warranty deed from Haury and Smith Contractors, Inc., a Tennessee Corporation of record in Book 4821, page 813, Register's Office for Davidson County, Tennessee, dated June 03, 1974 and recorded on June 04, 1974. The said Wilma Stroud is deceased, having died on June 18, 2021. See Docket No. 21P-2081, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Said will leaving the entire estate of Wilma Clifton Stroud to Sherrie Turbeville and the Bellevue Church of Christ Senior Benevolent Fund, Grantors herein.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 75 through 77, inclusive, amended in Book 4675, Pages 102 through 105, inclusive and Book 4460, Page 200, Register's Office for Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Three of record in Book 4784, Page 464, Book 4784, Page 482 and Book 5785, Page 180, Instrument No. 20200729-0083523, Register's Office for Davidson County, Tennessee.

Grant of Easement in favor of Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104719, in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21 day of October, 2022.

SHERRIE TURBEVILLE

BELLEVUE CHURCH OF CHRIST
SENIOR BENEVOLENT FUND
By Tom Walker, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Sherrie Turbeville,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 21 day of October, 2022.

NOTARY PUBLIC
My Commission Expires: 1.5.25

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for said County and State aforesaid, personally appeared Tom Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Bellevue Church of Christ Senior Benevolent Fund, the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 21 day of October, 2022.

Notary Public
My Commission Expires: 1.5.25

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY