Karen Johnson Davidson County
Batch# 934702 DEEDWARR
10/27/2022 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20221027-0116482

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. DD-22-3447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gayle H. Lembcke	New Owner	
(NAME)	(NAME)	
913 General George Patton Road		142-09-0C-913.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **M. Alice Blackford, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gayle H. Lembcke, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, more particularly described as follows; to-wit:

Unit No. 913, together with the carport designated as No. 913-C, in River Plantation, Section 5, Phase 1, Lot 2, a condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section 5, Phase 1, Lot 2, condominium apartments, of record in Book 5200, page 257, Register's Office for Davidson County, Tennessee, and the rights established by and contained in the Master Deed of record in Book 5410, page 248, Register's Office for said County, to which reference is hereby made. The terms, provisions, covenants, conditions, easements and regulations imposed upon and relating to the apartments, property, co-owners, and tenants of River Plantation, Section 5, Phase 1, Lot 2, condominium apartments, established by and contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, page 248, Register's Office for said 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 M. Alice Blackford, a widow by Warranty deed from Patrick L. Alexander and wife, Mary Jo Alexander of record in Book 7322, page 965, Register's Office for Davidson County, Tennessee, dated August 11, 1987 and recorded on August 11, 1987.

This is property more commonly known as 913 General George Patton Road, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 25th day of October, 2022.

M. Alice Blackford
M. Alice Blackford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2022, before me personally appeared M. Alice Blackford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of October, 2022.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 10-25-22.

Date

Affiant Signature

10-27-22
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)