Karen Johnson Davidson County
Batch# 941162 DEEDWARR
11/15/2022 09:44:18 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221115-0121596

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22282

Send Tax Bills To:

(SAME/NEW OWNER)

New Owner is:
Arnold and Shannon Gagnon
1122 General George Patton Road
Nashville, Tennessee 37221

MAP/PARCEL: 142-09-0D-035.00 CO
PARCEL:

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 sufficiency of all of which is hereby acknowledged, **Ron Glenn Deere, Trustee for the Elizabeth Ruth Deere Trust, the Lydia Catherine Deere Trust, the Stephen Jeremiah Deere Trust and the Nathan Paul Deere Trust,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Arnold Gagnon and Shannon Gagnon, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1122 General George Patton Road, Nashville, Tennessee 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 1122 together with carport designated 1122-C, on the plan of River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329, Instrument No. 20080423-0041324 (corrected in Instrument No. 20080429-0043657) and Instrument No. 20100415-0028541, 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 apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto in Book 5794, Page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329, Instrument No. 20080423-0041324 (corrected in Instrument No. 20080429-0043657) and Instrument No. 20100415-0028541, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

BEING the same property conveyed to Gary L. Deere, by Warranty Deed from Barbara S. Marsh, unmarried, dated 6/14/2012 and recorded 6/20/2012 in Instrument No. 20120620-0054153, in the Register's Office of Davidson County, Tennessee.

The said Gary L. Deere having since died testate on January 3, 2021 with his Estate being probated under Case No. 21P-214, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his residual estate to Ron Glenn Deere, as Trustee for the Elizabeth Ruth Deere Trust, the Lydia Catherine Deere Trust, the Stephen Jeremiah Deere Trust and the Nathan Paul Deere Trust and Alan C. Housholder was appointed Executor of his Estate.

Subject to all matters shown on plat of record in Book 5200, Pages 359 and 360; all matters shown on Boundary Plat in Book 5200, Page 347; all matters contained in Master Deed and By-Laws in Book 5794, Page 526, as amended in Instrument Number 20050504-0050172, Instrument Number 20060512-0056329, Instrument Number 20080423-0041324 (corrected in Instrument Number 20080429-0043657) and Instrument Number 20100415-0028541; Conveyance of Common Areas in Instrument Number 20090825-0079855, as corrected in Instrument Number 20100322-0021024; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104723; Easement Deed in Instrument Number 20140114-0003778; Title to any portion of said land lying in the bend or banks of the Harpeth River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past of future change in the location of said river; and HOA Charter in Instrument Number 20050415-0042393, in the Register's Office of Davidson County, Tennessee.

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

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of November, 2022.

GRANTOR:

ELIZABETH RUTH DEERE TRUST

Ron Glenn Deere, Trustee
By: Ron Glenn Deere, Trustee

LYDIA CATHERINE DEERE TRUST

Ron Glenn Deere, Trustee
By: Ron Glenn Deere, Trustee

STEPHEN JEREMIAH DEERE TRUST

Ron Glenn Deere, Trustee
By: Ron Glenn Deere, Trustee

NATHAN PAUL DEERE TRUST

Ron Glenn Deere, Trustee
By: Ron Glenn Deere, Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS)
COUNTY OF Kaufman)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Ron Glen Deere, Trustee,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged himself to be the **Trustee** of the **Elizabeth Ruth Deere Trust,** the **Lydia Catherine Deere Trust,** the **Stephen Jeremiah Deere Trust,** and the **Nathan Paul Deere Trust,** the within named bargainor, and that he as such **Trustee**, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 3 day of November, 2022.

Dawn Smith
NOTARY PUBLIC
My Commission Expires: 2-5-25

DAWN SMITH
Notary ID #10758913
My Commission Expires
February 5, 2025

STATE OF TEXAS)
COUNTY OF Kaufman)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Ron Glen Deere, Trustee
Affiant

SWORN TO and subscribed before me this 3 day of November, 2022.

Dawn Smith
NOTARY PUBLIC
My Commission Expires: 2-5-25

DAWN SMITH
Notary ID #10758913
My Commission Expires
February 5, 2025