THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 2212431

Karen Johnson Davidson County
Batch# 952806 DEEDWARR
12/19/2022 09:38:19 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20221219-0130666

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00.

Affiant

ed and sworn to before me, this 16th day of
r, 2022.

Notary Public
My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
P. Andrew Commiskey and J. Brandee Anderson 9102 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0H-030.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Allen Sievers and Chelsie Kohns Sievers, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **P. Andrew Commiskey and J. Brandee Anderson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9102, together with the Carport designated No. 9102-C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, as shown on the plat of River Plantation, Section IX, Phase I, Condominium Apartments, recorded in Book 7900, Page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341 and amended in Book 9326, Page 713 and Supplemental recorded in Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to RYAN ALLEN SIEVERS AND CHELSIE KOHNS SIEVERS, HUSBAND AND WIFE, by deed from JOSEPH N. REMILLARD, of record in Instrument No. 20210503-0058999 , dated April 29, 2021 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 142-09-0H-030.00 CO.

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8061, page 341, amended in Book 9326, page 713, supplemented and amended in Instrument No. 20041124-0140994, said Register's Office.

Amended By-Laws of record in Instrument No. 20180501-0041146, said Register's Office.
Matters shown on the Plan of record in Plat Book 7900, page s 97 and 98, said Register's Office.
TVA easements in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, page 924, said Register's Office.

This is improved property located at 9102 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of December, 2022.

Ryan Allen Sievers

Chelsie Kohns Sievers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Allen Sievers and Chelsie Kohns Sievers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2022.

Notary Public

My Commission Expires:

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026