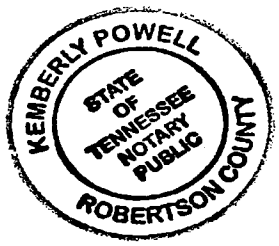
Karen Johnson Davidson County
Batch# 965435 DEEDWARR
01/30/2023 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20230130-0006619



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-23-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NATHANIEL DAVID GRIMM	**PINNACLE BANK**	**142-05-0B-038.00-CO**
(NAME)	(NAME)	
8300 SAWYER BROWN RD., G-302	**150 3RD AVE., SOUTH, STE. 1000**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	**NASHVILLE, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANDREW L. ROTHSCHILD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL DAVID GRIMM, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. G-302, together with the carport designated G-302-C, of Section 3, River Plantation Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of River Plantation (Section Three), of record in Book 4784, Page 464, amended in Book 5785, Page 180, and Book 5840, Page 663, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4784, Page 482, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominium Apartments, Amended Section 3, of record in Book 4675, Pages 75-77, amended in Book 4675, Pages 102-105, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Andrew L. Rothschild from Vanessa Wynn, a single person, by deed dated December 15, 2017, of record in Instrument No. 20171218-0128287, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 4675, Pages 75-77, amended in Book 4675, pages 102-105; Master Deed establishing a Horizontal Property Regime of River Plantation (Section Three), of record in Book 4784, Page 464, amended in Book 5785, Page 180, and Book 5840, Page 663; Bylaws of record in Book 4784, Page 482l; Grant of Easement by and between Comcast of Nashville I LLC of record in Instrument No. 20121114-0104719; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **8300 SAWYER BROWN RD., G-302, NASHVILLE, TN 37221**
(House Number) (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.

Witness our hands this 27 day of January, 2023.

ANDREW L. ROTHSCHILD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew L. Rothschild,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of January, 2023.

My Commission expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 1-27-23 (date of document).

Affiant Signature

1-27-23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY