Karen Johnson Davidson County
Batch# 966218 DEEDWARR
02/01/2023 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20230201-0007412

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/29/24
(AFFIX SEAL)

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Ritchie Parris and Susan Kinnie Parris and Amber Parris Rice	Amber Parris Rice	142 09 0F 522.00CO
(NAME) 522 General George Patton Rd	(NAME) 8262 Old Harding Pike	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Charles G. Blackard, III, as Executor and Heir at Law and Marilee Blackard Pate, as Heir at Law of the Estate of Wanda Warren Blackard**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Ritchie Parris and Susan Kinnie Parris, husband and wife and Amber Parris Rice, a married woman, as joint tenants with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 522, River Plantation, Section VIII, Phase II Horizontal Property Regime, as the same appears on the plat of record in Plat Book 6900, Page 514-157, as amended in Book 6900, Page 654, et seq., in the Register's Office for Davidson County, Tennessee, to which specific reference is made for a more particular description and as established by a Master Deed of record in Book 7417, Page 396, et seq., in the Register's Office for Davidson County, Tennessee.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in River Plantation, Section VIII, Phase II, Horizontal Property Regime including all interests in and to the Common Elements contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

And together with the limited common elements known as Carport designated No. 522C contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Charles G. Blackard, Jr. and wife, Wanda W. Blackard from Terry O. Wilkinson and wife, Mary F. Wilkinson by Warranty Deed dated March 18, 1996 and recorded on March 21, 1996 in Book 9986, Page 865, Register's Office for Davidson County, Tennessee. The Charles G Blackard Jr having died on March 1, 2001, leaving Wanda W Blackard as surviving tenant by entirety. The said Wanda W. Blackard having died June 13, 2022 and Charles G. Blackard, III. having been appointed as the Executor of her Estate, pursuant to the Order to Probate Last Will and Testament of Wanda Warren Blackard, in Case No. 22P314, Probate Court, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 522 General George Patton Rd, Nashville, TN 37221

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 31st day of January, 2023.

Estate of Wanda Warren Blackard

BY: Charles G. Blackard

Charles G. Blackard, III, Executor and Heir at Law

BY: Marilee B. Pate MBP

Marilee Blackard Pate, Heir at Law

Marilee Blackard Pate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Charles G. Blackard, III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Executor and Heir at Law of the Estate of Wanda Warren Blackard, the within named bargainor, and that he as such Executor and Heir at Law being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2023.

Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Marilee Blackard Pate, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Heir at Law of the Estate of Wanda Warren Blackard, the within named bargainor, and that she as such Heir at Law being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2023.

Notary Public

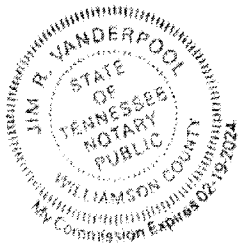
My Commission Expires: 10/2/2023

(SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I Lisa Allard, 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 January 31, 2023.

Lisa Allard, Affiant January 31, 2023



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 31, 2023.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024