(3)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 969540 DEEDWARR
02/10/2023 03:01:16 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20230210-0010022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Dillingham and Vickie L. Dillingham	James E. Dillingham & Vickie L. Dillingham	
(NAME) 9009 Sawyer Brown Rd.	(NAME) 1315 Hwy 70	142 09 0H115.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Kingston Springs, 37082	
(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, WE, **JUSTIN RAY DEMUMBRA, TAYLOR NICOLE DEMUMBRA AND CAIN MITCHELL DEMUMBRA, THE HEIRS AT LAW OF GLENDA DARLENE DEMUMBRA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, HUSBAND AND WIFE,** 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:

Unit No. 9009, together with the carport designated No. 9009-C, in River Plantation, Section IX, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-D, Condominium Apartments, recorded in Book 7900, Page 520, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation documents of record in Book 8844, Page 642, as amended in Book 8975, Page 89, 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 IX, Phase II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642 as amended in Book 8975, Page 89, Register's Office for said County, and Book 9053, Page 256, said Register's Office.

Being the same property conveyed to Glenda Darlene Demumbra, unmarried, by Warranty Deed from Virginia P. Bingham, a widow, of record in Instrument No. 20011001-0105593, rerecorded in Instrument No. 20011024-0116182, in the Register's Office for Davidson County, Tennessee, dated September 28, 2001 and recorded on October 1, 2001. The said Glenda Darlene Demumbra died intestate on October 20, 2022. Justin Ray Demumbra, Taylor Nicole Demumbra and Cain Mitchell Demumbra are the Heirs at law. Affidavits of Heirship reflecting the Heirs are of Record in Instrument No. 20230210-0010015 Instrument No. 20230210-0010016 and Instrument No. 20230210-0010017 in the Register's office of Davidson County Tennessee. Reponzal Demumbra, herein signed as Attorney in fact for Justin Ray Demumbra and Randall Dwight Demumbra, herein signed as Attorney in fact for Cain Mitchell Demumbra. Said Power of Attorney's are of record in Instrument No. 20230210-0010018 and 20230210-0010019 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

BOX 10-A

unimproved
This is x property, known as 9009 Sawyer Brown Rd., Nashville, TN 37221
improved

(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 my hand this 10th day of February, 2023

Justin Ray Demumbra By Reponzal Demumbra

JUSTIN RAY DEMUMBRA BY: REPONZAL DEMUMBRA, ATTORNEY IN FACT

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 Reponzal Demumbra, to me known to be the person who executed the foregoing instrument on behalf of Justin Ray Demumbra, acknowledged that he executed the same as the free act and deed of Justin Ray Demumbra. Witness my hand and official seal this 10 day of February, 2023.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires:

Notary Public

Witness my hand this 10th day of February, 2023

Cain Mitchell Demumbra By: Randall Dwight Demumbra
attorney in fact

CAIN MITCHELL DEMUMBRA BY: RANDALL DWIGHT DEMUMBRA, ATTORNEY IN FACT

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 Randall Dwight Demumbra, to me known to be the person who executed the foregoing instrument on behalf of Cain Mitchell Demumbra , acknowledged that he executed the same as the free act and deed of Cain Mitchell Demumbra. Witness my hand and official seal this 10th day of February, 2023.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires:

Notary Public

Witness my hand this 10th day of February, 2023

Taylor Nichole Demumbra

TAYLOR NICOLE DEMUMBRA

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 Taylor Nicole Demumbra, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 10 day of February, 2023.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public