Karen Johnson Davidson County
Batch# 971728 DEEDWARR
02/16/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20230216-0011422

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2023

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2022-1755

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Russell Carter	Same as New owner	142-09-0D-123-00CO
(NAME)	(NAME)	
1045 General George Patton Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2593		
(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, **Hearth Group Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **Anne Russell Carter, an unmarried woman,** 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. 1045, together with the Carport designated No. 1045-C in 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, 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 By-Laws appended thereto, recorded in Book 5794, page 526, 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.

Being the same property conveyed to Louis J. Wood and wife, Elizabeth R. Wood by Warranty deed from Gary A. Waters and wife, Betty R. Waters of record in Book 7729, page 685, Register's Office for Davidson County, Tennessee, dated December 15, 1988 and recorded on December 16, 1988.

Louis J. Wood died April 1995, leaving Elizabeth R. Wood as surviving tenant by the entirety.

Elizabeth J. Wood died intestate March 20, 2018, her estate being administered through Davidson County Probate Court, Case No. 18P1877.

Being the same property conveyed to Gregory Wood and Sheran Wood Hartwell, tenants in common by Administrator Quitclaim deed from Gregory Wood, Administrator of the Estate of Elizabeth R. Wood, deceased of record in Instrument No. 20220804-0088935 Register's Office for Davidson County, Tennessee, dated November 29, 2018 and recorded on August 4, 2022.

Sheran Wood Hartwell died December 24, 2020, leaving her husband Quinten Thomas Flemons and brother Gregory L. Wood, per Affidavit of Heirship of Sheran Wood Hartwell, (heir of Elizabeth Wood) of record in Instrument Number 20220804-0088936, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hearth Group Holdings, LLC, a Tennessee limited liability company by Warranty deed from Gregory L. Wood and Quinten Thomas Flemons (surviving spouse of Sheran Wood Hartwell) of record in Instrument No. 20220804-0089937 Register's Office for Davidson County, Tennessee, dated August 2, 2022 and recorded on August 4, 2022.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien now due and payable but not delinquent. All matters shown on the Plan of record in Book 5200, pages 359 & 360, Certificate of Correction in Book 5807, page 669, Register's Office for Davidson County, Tennessee. All matters shown on the Plan of record in Book 5200, page 347, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Six, Phase 1, with By-Laws and Rules and Regulations appended thereto, of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20060512-0056329, Supplement and Amendment to Master Deed in Instrument No. 20080423-0041324 Register's Office for Davidson County, Tennessee. Charter of River Plantation Section Six Condominiums Homeowners' Association, Inc. of record in Instrument 20050415-0042393, Register's Office for Davidson County, Tennessee. Notice of Restrictive Covenants Violation of record in Instrument Number 20120612-0051165, in the Register's Office for Davidson County, Tennessee. Easement for Harpeth Valley Utility District in Book 3770, page 6, Register's Office for Davidson County, Tennessee. Easement in favor of United States of America for Tennessee Valley Authority Transmission Lines or Towers in Book 2274, page 547, and Book 3028, Page 605 Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20121114-0104723, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed to HOA of record in Instrument Number 20090825-0079855, in the Register's Office for Davidson County, Tennessee. Amendment to By-Laws of record in Instrument Number 20100415-0028541, in the Register's Office for Davidson County, Tennessee.

This property, known as 1045 General George Patton Rd, Nashville, TN 37221-2593
(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/our hand(s) this 14th DAY OF FEBRUARY, 2023.

Hearth Group Holdings, LLC, a Tennessee Limited liability company

BY: _____

Lance Ballard, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lance Ballard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Member of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of February, 2023.

_____
Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 Feb. 14, 2023

_____ 2/14/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of February, 2023

_____ _____ 10-20-24
Notary's Signature My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

202302160011422