Karen Johnson Davidson County
Batch# 972964 DEEDWARR
02/22/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20230222-0012513

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143501** ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2023. Notary Public My Commission Expires: 3-3-26

WARRANTY DEED

Address New Owner: Ronald E. Hunter, Jr. and Pamela Hunter 550 Roberts Road Watertown, TN 37184	Send Tax Bills To: Pinnacle Bank 150 3rd Avenue South, Ste 1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 052 13 0A 046.00

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, **Louise Nuar, an unmarried woman and Clayton Johnson, an unmarried man** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ronald Edward Hunter, Jr. and Pamela Ann Hunter, 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:

Being Unit No. 46 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee code annotated, of record in Book 7566, Page 571, and amended in Instrument No. 20040915-0111299; Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements allocated to said unit, as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein, reference is hereby made to the Plan of Condominium Site Plan of River Glen, Revision of Units 45 & 46, Phase I, of record in Book 6200, Page 801, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Louise Nuar, an unmarried woman and Clayton Johnson, an unmarried man, by Warranty Deed from Michael C. Trenticosta, unmarried, of record in Instrument No. 20111005-0077343, in the Register's Office of Davidson County, Tennessee, dated September 28, 2011, and recorded on October 05, 2011.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, River Glen, Revision of Units 45 & 46, as recorded in Book 6200, Page 801.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I and Boundary Survey of River Glen, Planned Unit Development, as recorded in Book 6900, Page 650 and 651.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Site Plan, Phase One, River Glen, Planned Unit Development, as recorded in Book 6900, Page 671.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Glen, a Horizontal Property Regime Condominium of record in Book 7566, Page 571, as amended by instrument(s) of record in Instrument No. 20040915-0111299; Resolution recorded in Instrument No. 20040915-0111301.

This is improved property located at 2710 Penn Meade Drive Nashville TN 37214

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 21st day of February, 2023.

Louise Nuar

Clayton Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Louise Nuar and Clayton Johnson** , 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 21st day of February, 2023.

SIERRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 9TH, 2025

Notary Public
My Commission Expires: _____

Certification of Recorded Documents

I, Karen Suggs, 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 February 21, 2023.

(AFFIANT) – Karen Suggs

02/21/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of February, 2023.

My commission expires: 3 3 26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY