WARRANTY DEED

Karen Johnson Davidson County
Batch# 973855 DEEDWARR
02/24/2023 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230224-0013033

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF Feb, 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2023-0074

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
Jenny L. Wilson	Same as new owner	142-05-0D-061-00
(NAME)	(NAME)	
974 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 UNTO **Jenny L. Wilson, a married 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:

Land in Davidson County, Tennessee, being Unit No. K-4, together with the carport designated No. K-404-C on the Plan of Section Four, Phase One, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, page 756 and Instrument Nos. 20050128-0010626 and Instrument No. 20050602-0062760, the plat of which is of record in Plat Book 4860, pages 17-19, amended in Plat Book 4860, page 107-109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David R. Marler, unmarried by Warranty deed from Anne Johnson, unmarried of record in Instrument No. 20131002-0103695, Affidavit of Heirship, recorded on December 08, 2016 in Instrument No. 20161208-0128934, Register's Office for Davidson County, Tennessee, dated October 02, 2013 and recorded on October 02, 2013.

Said David R. Marler became deceased on November 26, 2015, Probate file for record in Docket No. 16P-146, Seventh Circuit Court of Davidson County, Tennessee.

Affidavit of Heirship of record in Instrument No. 20161208-0128934, Register's Office of Davidson County, Tennessee - Affiant is Mary Marler.

Being the same property conveyed to DRM Todd Point LLC by Quitclaim deed from Lauren Chewning and Stephen Marler of record in Instrument No. 20170621-0062530 Register's Office for Davidson County, Tennessee, dated June 12, 2017 and recorded on June 21, 2017.

Being the same property conveyed to Hearth Group Holdings, LLC, a Tennessee limited liability company by Warranty Deed from DRM Todd Pointe, LLC, a Delaware limited liability company, dated June 14, 2022 and recorded June 23, 2022, of record in Instrument No. 20220623-0071885, Register's Office of Davidson County, Tennessee.

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 4860, pages 17 - 19, amended in Book 4860, pages 107 - 109, Register's Office for Davidson County, Tennessee. All matters shown on the Plan of record in Book 4675, page 127, 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 of record in Book 4892, Page 440, amended in Book 4956, page 756 amended in Instrument 200501280010626 and Instrument 200506020062760, Register's Office for Davidson County, Tennessee. By-Laws in Book 4892, page 456, Register's Office for Davidson County, Tennessee. Charter for River Plantation Section Four Condominiums Homeowners' Association, Inc. in Instrument 200504150042394, Register's Office for Davidson County, Tennessee. TVA Line Easement in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, Registers' Office for Davidson County, Tennessee. (affects common area only) Easement for fuel line of record in Book 7776, Page 934, Register's Office for Davidson County. Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee. Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 974 Todd Preis Drive, 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 my/our hand(s) this 23 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 23 day of February, 2023.

_____
Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

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 February 23, 2023.

_____
Signature
February 23, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 23, 2023

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025