WARRANTY DEED

Karen Johnson Davidson County
Batch# 974928 DEEDWARR
02/28/2023 10:59:25 AM 2 pgs
Fees: $13.00 Taxes: $1,089.65

20230228-0014041

Prepared by:
Record and Return To:
man and Rosenthal Title, Inc
0 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File #22-PA-0902-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA CARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joy Roney	**New Owner**	
(NAME)	(NAME)	**142 05 0D 002.00**
902 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LANCE AUSTIN KELLEY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOY RONEY, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-402 on the Plat Book 4860, Pages 17, 18, 19 and Condominium site plan of Amended Plat Buildings A, L, N, R, V, W, X, Y and Z, Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860, Pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lance Austin Kelley, A Single Man, by Warranty Deed from Joy Roney, Unmarried, of record in Instrument No. 20210702-0090092, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021 and recorded on July 02, 2021.

Being the same property conveyed to Joy Roney, Unmarried, by Warranty Deed from Ellen P. Langdon, unmarried, of record in Instrument No. 20060531-0063707, in the Register's Office of Davidson County, Tennessee, dated May 25, 2006 and recorded on May 31, 2006.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Four, River Plantation Condominium Apartments, as recorded in Plat Book 4860, Page(s) 17, 18 and 19 as amended in Book 4860, Page 107, 108 and 109.

*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 Plantation (Section Four) Condominium of record in Book 4892, Page 440, as amended in Book 4956, Page 756 and Instrument No. 20050128-0010626 and Supplement recorded in Instrument No. 20050602-0062760; also subject to easements, rights and interests 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 building thereon.

*Easement recorded in Book 174, Page 70; Book 2274, Page 547 and Book 3770, Page 6.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **902 Todd Preis Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th day of February, 2023.

Lance Austin Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2023, before me personally appeared Lance Austin Kelley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of February, 2023.

Notary Signature
My commission expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204