Karen Johnson Davidson County
Batch# 974963 DEEDWARR
02/28/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,703.05
20230228-0014089

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,283.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-05501

Address of New Owner:	Send Tax Bills to:	Tax Information:
Susan D. Hall and Melissa S.Harpole 1241 General George Patton Rd. Nashville, TN 37221	Susan D. Hall and Melissa S. Harpole 1241 General George Patton Road Nashville, TN 37221	142 09 0E 041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Valerie Finch, Trustee of the Valerie Finch Living Trust, established by the Revocable Trust Agreement of Valerie Finch dated April 13, 2021**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Susan D. Hall**, **Widow, and Melissa S. Harpole, unmarried woman, as Tenant in Common with Right of Survivorship**, hereinafter called the Grantees, their successors 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. 1241, on the Plan of Section Seven, Phase One, River Plantation, Condominium Apartments as established by Master Deed of record in Book 6226, Page 9, as amended and Restated in Instrument No. 20141014-0095009, and as shown on plan of record in Book 5200, Pages 705 and 706, as amended in Book 6392, Page 321, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Valerie Finch, Trustee of the Valerie Finch Living Trust, established by the Revocable Trust Agreement of Valerie Finch dated April 13, 2021, by Quitclaim Deed from Valerie Finch, of record in Instrument No. 20210413-0049234, in the Register's Office of Davidson County, Tennessee, dated April 13, 2021, and recorded on April 13, 2021.

Being the same property conveyed to Valerie Finch, unmarried, by Quitclaim Deed from Robert Finch, unmarried, of record in Instrument No. 20200923-0108874, in the Register's Office of Davidson County, Tennessee, dated September 15, 2020, and recorded on September 23, 2020.

Being the same property conveyed to Robert Finch and Valerie Finch, husband and wife, by Warranty Deed from Robert R. Neyland, Jr. and wife, Jo Anne W. Neyland, of record in Instrument No. 20190529-0050544, in the Register's Office of Davidson County, Tennessee, dated May 24, 2019, and recorded on May 29, 2019.

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

This property is improved property known as: **1241 General George Patton Rd., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of February, 2023

Valerie Finch Living Trust, established by the Revocable Trust Agreement of Valerie Finch dated April 13, 2021

BY: _____, trustee
Valerie Finch, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Valerie Finch, Trustee of the Valerie Finch Living Trust, established by the Revocable Trust Agreement of Valerie Finch dated April 13, 2021 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 27th day of February, 2023.

_____
Notary Public

My Commission Expires: 06.14.25



True Copy Certification

I, **Diane March,** 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 this the 27th day of February, 2023.

Affiant Signature
Date 02/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

