Karen Johnson Davidson County
Batch# 980406 DEEDWARR
03/14/2023 11:51:01 AM 6 pgs
Fees: $33.00 Taxes: $1,443.00
20230314-0018433

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $390,000.00 Affiant Subscribed and sworn to before me This 9th day of March, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Christine Alexander **Wilfred Smith** **606 General George Patton Rd** **Nashville, TN 37221**	WesBanco Bank, Inc 1 Bank Plaza Wheeling, WV 26003	**142 09 0F 606.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Cynthia Kay McCarty, Kathleen Ann Amstutz, James Arthur Roberts, Aime Lynn Potter, and Matthew James Roberts** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Christine Alexander and Wilfred Smith, as joint tenants with right of survivorship** (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

> **Land in Davidson County, Tennessee, being described as follows: Unit No. 606, together with the carport designated No. 606-C, in River Plantation, Section VIII, Phase II, a condominium, a horizontal property regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike,**

Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, Pages 514, 515, 516 and 517 and Book 8123, Page 690 as amended in Book 6900, Page 654, et seq "amended Condominium Apartments recorded in Book 6900, Page 654, 655, 656, & 657," Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, et seq, 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 VIII, Phase II, Condominium apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Pages 396-438, 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. This conveyance is also subject to the covenants, conditions and restrictions for the River Plantation Section 8011 Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for said county.

Being the same property conveyed to Cynthia Kay McCarty, Kathleen Ann Amstutz, James Arthur Roberts, Aime Lynn Potter, and Matthew James Roberts, by Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, of record in Instrument No. 20210816-0110015, said Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 606 General George Patton Road, Nashville, Tennessee 37221.

This Conveyance is subject to the following:

1. Taxes for 2023 and subsequent years.
2. The Plan with Owner's Certificate, of record in Book 6900, Pages 514, 515, 516, and 517 amended in Book 6900, Pages 654, 655, and 657, said Register's Office.
3. Subject to the provisions of the condominium Master Deed of record in Book 7417, Page 396, (bylaws in Book 7417, Page 413), Book 7389, Page 924, Book 7389, page 941, Inst. No. 20180529-0051185, Inst. No. 20170921-0096904, Inst. No. 20190501-0040495, Inst. No. 20200205-0013635, Inst. No. 20221103-0118543, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.
4. Charter of River Plantation, Section 8-11, Umbrella Association, Inc., of record in Book 7402, page 591, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 9th day of March, 2023.

Grantors:

Matthew James Roberts

Kathleen Ann Amstutz

James Arthur Amstutz

Amie Lynn Potter

Cynthia Kay McCarty

STATE OF Florida }
COUNTY OF Hillsborough }

On this 10 day of March, in the year 2023, before me the undersigned, personally appeared Cynthia Kay McCarty, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 10 day of March, 2023.

Notary Public

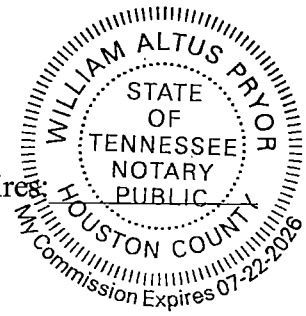
My Commission Expires: July 18, 2026

RACHEL ALVAREZ
Notary Public - State of Florida
Commission # HH 289239
My Comm. Expires Jul 18, 2026
Bonded through National Notary Assn.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 9th day of March, in the year 2023, before me the undersigned, personally appeared Kathleen Ann Amstutz, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 9th day of March, 2023.



William Altus Pryor
Notary Public

My Commission Expires:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 9th day of March, in the year 2023, before me the undersigned, personally appeared James Arthur Amstutz, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 9th day of March, 2023.

William Altus Pryor
Notary Public

My Commission Expires:



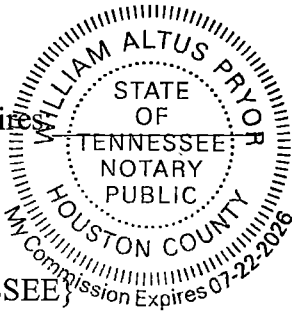
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 9th day of March, in the year 2023, before me the undersigned, personally appeared Amie Lynn Potter, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 9th day of March, 2023.

William Altus Pryor
Notary Public

My Commission Expires:



STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 9th day of March, in the year 2023, before me the undersigned, personally appeared Matthew James Roberts, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 9th day of March, 2023.

William Altus Pryor
Notary Public

My Commission Expires:

