(1)

mail to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

This instrument prepared by:
Martha Brooke Perry, Attorney
Law Offices of Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Karen Johnson Davidson County
Batch# 988546 **DEEDWARR**
04/05/2023 08:32:00 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20230405-0024642

Steve Reasonover

TO: NEW OWNER
George N. Welch

1014 Gen. George Patton Rd.
Nashville, TN 37221

MAP & PARCEL:
142-09-0D-058.00

SEND TAX BILLS TO: ~~SAME~~ SH
Community Mortgage Corp., 142 Timber Creek Dr., Cordova, TN 38018

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Steve Reasonover, Grantor herein; have bargained and sold and by these presents do convey unto George N. Welch, an unmarried man, Grantee herein, his heirs, successors and assigns, the following described property:

LAND in Davidson County, Tennessee, being Unit No. 1014 together with the Carport designated No. 1014-C, of River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, as shown on the Plat of River Plantation, Section Six, Phase One, of record in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and established by a Master Deed, of record in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete identification of such Unit.

Being the same Property devised to **Steve Reasonover** by **Last Will and Testament of Helen W. Phillips** dated **9/27/2018** and filed **2/2/2023** of record in **Docket No. 23P99,** Davidson County Probate Court. Property previously conveyed to **Helen W. Phillips** from **Barbara E. Egel Woolf and husband, Robert Woolf,** by **Warranty Deed** dated **10/8/1999** and recorded **10/12/1999** of record in **Book 11701 page 344,** said Register's Office.

This conveyance is subject to the lien of 2023 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record Book 5200 page 347, and as amended as to Section 6 Phase I in **Book** 5200 pages 359-360, said Register's Office; all setbacks, easements, restrictions and other matters as shown in the Master of record in Book 5794 page 526, and as amended by Instrument Nos. 20050504-0050172 and 20080423-0041324 as corrected in Instrument No. 20080429-0043657, all in the said Register's Office; Easements of record as Instrument No. 20230112-0002727, Instrument No. 20121114-0104723, Book 3770 page 6, Book 2774 page 547, and Book 174 page 70, said Register's Office; Bylaws for River Plantation Section Six included in the Master Deed of record in Book 5794 page 526, and as amended as Instrument Nos. 20050504-0050172, 20060512-0056329, and 20100415-0028541, all in the said Register's Office; the Charter for River Plantation Section Six Condominiums Homeowners' Association, Inc. of record as Instrument No. 20050415-0042393, said Register's Office; the provisions and requirements of the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated Sections 66-27-101 et seq, the bylaws and charter for the administration thereof, the easement 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 building thereon, and including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed and By-laws of record; and all other mattes of record.

This is improved property having an address of 1014 General George Patton Road, Nashville, Tennessee. This is not the marital residence of the Grantor, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Christy ~~Lee~~ Lynn CR Reasonover joins herein as the spouse of the Grantor and does convey unto the Grantees any interest she may have in the property, however she does not join in the warranties herein.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 31 day of March 2023.

Steve Reasonover

Christy ~~Lee~~ Lynn CR Reasonover

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Steve Reasonover and Christy ~~Lee~~ Lynn CR Reasonover, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 31st day of March, 2023.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

SWORN to and subscribed before me,

this the 3rd day of April, 2023.

NOTARY PUBLIC

My commission expires:

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2026