THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230444225

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $409,000 00

Deborah A. Primm
Affiant

Subscribed and sworn to before me, this 24th day of April, 2023

Notary Public
My Commission Expires 05/09/2026

Karen Johnson Davidson County
Batch# 995859 DEEDWARR
04/25/2023 10 40 06 AM 2 pgs
Fees $13 00 Taxes $1,513 30
20230425-0030302

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Deborah A Primm 705 General George Patton Road Nashville TN 37221	New Owner	Tax Parcel ID No 142 09 0F 705 00

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 of which is hereby acknowledged, **St. David's Episcopal Church, a Tennessee Nonprofit Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah A. Primm**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit

Unit No. 705, together with the Carport designated No 705-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., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Page 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 8-11 Umbrella Association, Inc , of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to St David's Episcopal Church, by Quit Claim Deed from Carol Ludwig, of record in Instrument No 20230123-0004958, in the Register's Office of Davidson County, Tennessee, dated January 09, 2023 and recorded on January 23, 2023

Being the same property conveyed to Kathryn Carlson, an unmarried woman, by Warranty Deed from Dorothy C Orten, Trustee, for The Dorothy C Orten Revocable Living Trust, of record in Instrument No 20040903-0106878, in the Register's Office of Davidson County, Tennessee, dated September 01, 2004 and recorded on September 03, 2004. The said Kathryn Carlson died intestate on December 14, 2022, leaving her sibling, Carol Ludwig as heir at law See Probate Case No 23P190 filed in the Seventh Circuit Court for Davidson County, Tennessee 20th Judicial District, Sitting at Nashville Probate Division. See Affidavit of Heirship recorded in Instrument No 20230109-0001502

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Apartments, River Plantation, Phase II, Section VIII, as recorded in Plat Book 6900, Page(s) 514 thru 517 as amended in Plat Book 6900, Page 654 thru 657.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat of River Plantation, Phase II, Section VIII, as recorded in Plat Book 6900, Page 397, as Surveyors Certificate of Correction recorded in Book 8123, Page 690

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Condominium Apartments, River Plantation, Phase II, Section VIII Condominium of record in Book 7417, Page 396, as amended by instrument(s) of record in Instrument No 20170921-0096904; supplement and amended of recorded in Instrument No 20180529-0051185 and amended of record in Instrument No. 20190501-0040495, 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

Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7344, Page 438

Rules and Regulations of record in Instrument No 20230327-0021947

This is improved property located at 705 General George Patton Road Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of April, 2023

St David's Episcopal Church

By Eric Appelt, Senior Warden, Senior Warden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Eric Appelt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Warden of St. David's Episcopal Church, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity

Witness my hand, at office, this 24th day of April, 2023

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026