THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1001662 DEEDWARR 05/10/2023 02:07:30 PM 3 pgs Fees: $18.00 Taxes: $1,295.00 20230510-0034932	STATE OF TN) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 10th day of May 2023. Notary Public My Commission Expires: 4-12-27

NANCY SCHNEIDER NOTARY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Brandon Donoway and Hannah Donoway 8207 Sawyer Brown Road, G5 Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 142-01-0A-045.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE M. JAMES, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRANDON DONOWAY AND HANNAH DONOWAY, HUSBAND AND WIFE.** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. G-5, together with the Carport Designated No. G-5-C, in River Plantation (Section One), A Condominium Apartments, a Horizontal Property Regime, Located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, Page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, Page 474, and Supplement and amendment recorded in Instrument No. 20051020-0126564 and amended in Instrument No. 20140219-0014288, the Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Kimela Griffith by Warranty deed from Angela Harris Hunter and George W. Hunter, wife and husband of record in Instrument No. 20120912-0082638 Register's Office for Davidson County, Tennessee, dated September 10, 2012 and recorded on September 12, 2012.

Being the same property conveyed to Julie M. James, an unmarried woman by Warranty deed from Kimela Griffith, an unmarried woman of record in Instrument No. 20210930-0131630 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 30, 2021.

This is improved property commonly known as: **8207 Sawyer Brown Road, G5 Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 10th day of May, 2023.

Julie M James

JULIE M. JAMES

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIE M. JAMES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of May, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 10th day of MAY, 2023

K. Thomas Sidwell
Date: 5-10-23

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of MAY, 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

