WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 403,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2023.

Notary Public

COMMISSION EXPIRES: 11/12/2024

SHANNON ONEILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1003208 DEEDWARR
05/15/2023 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.10
20230515-0036137

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dallas Sutter Carlo Quintanilla	FAIRWAY INDEPENDENT MORTGAGE CORPORATION	142-05-0B-022-00
(NAME)	(NAME)	
8300 Sawyer Brown Road Unit No. D-306	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Jean Beach, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dallas Sutter and Carlo Quintanilla, both single persons** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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. D-306, together with the carport designated as No. D-306-C, in River Plantation, Section Three, a condominium, a horizontal property regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of Amended Section 3, River Plantation, Condominium Apartments, recorded in Book 4675, Pages 75, 76, and 77; and amended in Plat Book 4675, Pages 103, 104, and 105, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Conveyance to Jean W. Beach, unmarried in Warranty Deed from Ernest H. Horst, III, Executor of the Estate of Bernard Joseph Landers, Jr. dated 06/26/2017 and recorded 06/30/2017 in Instrument Number 20170630-0065888, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 8300 Sawyer Brown Road, Unit No. D-306 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 our hands this 12th day of May, 2023.

Jean Beach

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jean Beach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2023.

Commission Expires: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 5/12/2023 (date of document).

Shannon O'Neill

5/12/2023

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD