This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1006361 DEEDQC
05/23/2023 10:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230523-0038667

New Owner:	Send Tax Bill:	Map/Parcel
Tara Ann Latham-Brown 8901 Sawyer Brown Road Nashville, TN 37221	Same as New Owner	142 09 0H 034.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][G]).

AFFIANT

Sworn to and subscribed before me this 21st day of MARCH 2023.

Notary Public EXP 09/02/2024

MELISSA ANN MCBRIDE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **WILLIAM MATHISON, TRUSTEE OF THE ALLEN WINSTON SMITH REVOCABLE LIVING TRUST DATED FEBRUARY 21, 2019, AND ANY AMENDMENTS THERETO**, (Grantor), by these present do hereby quitclaim and convey unto, **TARA ANN LATHAM-BROWN**, an unmarried woman (Grantee), its heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 8901, together with the carport designated No. 8901-C, in River Plantation, Section IX, Phase II-F, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION SECTION IX - PHASE II F, Condominium Apartments, recorded in Book 7900, Pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, as amended in Book 9326,Page 713, said Register's Office, and further described in annexation document of record in Book 9247, Page 951, 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 IX, Phase II-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-346, and annexation document in Book 9247, Page 951, 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 Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 9247, Page 951, and Book 9247, Page 951, supplement and amended recorded in Instrument No. 20041124-0140994 and amendment to By-laws recorded in Instrument No. 20180501-0041146, Register's Office for said County.

Being the same property conveyed to Allen Winston Smith, Jr., Trustee of the Allen Winston Smith Revocable Living Trust Dated February 21, 2019, and any amendments thereto, by deed from Allen Winston Smith, Jr., a single man, of record in Instrument No. 20220826-0096779, in the Register's Office of Davidson County, Tennessee. Allen Winston Smith, Jr. having since died, at which time William Mathison was appointed Trustee of the Allen Winston Smith Revocable Living Trust Dated February 21, 2019, and any amendments thereto.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION SECTION IX - PHASE II F, as recorded in Plat Book 7900, Page(s) 672 & 673.

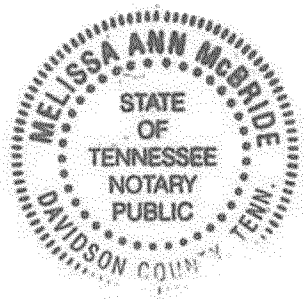
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Nine) Phase I Condominium of record in Book 8061, Page 341, as amended of record in Book 9326, Page 713, Annexation recorded in Book 9247, Page 951, Supplement and Amendment recorded in Instrument No. 20041124-0140994 and Amendment to By-Laws recoded in Instrument No. 20180501-0041146; 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 and Annexation recorded in Book 9247, Page 951.

This is improved property located at 8901 Sawyer Brown Road Nashville TN 37221.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS MY HAND this 21st day of MARCH, 2023.



By: _____
WILLIAM MATHISON, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Mathison, as Trustee with whom I am personally acquainted, or who proved identity by sufficient evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at 2340 JACKSON DOWNS BLVD, NASHVILLE, TN 37214, this 21st day of MARCH, 2023.

_____
NOTARY PUBLIC
My Commission Expires: SEP. 02, 2024

Certificate of Authenticity

I, Ryan Knight, 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 March 21, 2023.

Date

Affiant Signature

5/22/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of May, 2023.

Notary's Signature

My Commission Expires: 01/05/2026
Date

Notary's Seal (if on paper)

