WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011195 **DEEDWARR**
06/05/2023 01 58 31 PM 2 pgs
Fees. $13 00 Taxes $1,517 00

20230605-0042447

Y-BR-23-124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 11/13-25

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jacob L. Benson and Jennifer C. Benson	**New Owners**	
(NAME)	(NAME)	**142-05-0A-022.00-CO**
12304 Cotton Blossom Ln		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37934		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE ANN SCHUELER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB L. BENSON AND JENNIFER C. BENSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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-4, together with the Carport designated No D-4-C, in River Plantation, Section Two, a Condominium, a Horizontal Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section 2, Condominium Apartments, recorded in Book 4460, Page(s) 136 and 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, Page 374, of the 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 property, apartments, co-owners and tenants of River Plantation, Section 2, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, recorded in Book 4661, Page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof as though copied herein.

Being the same property conveyed to Julie Ann Schueler, a single woman by Warranty deed from Brett M. Fromhold, unmarried of record in Instrument No. 20220801-0087091 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 01, 2022

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 136 and 137 and Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section 2 of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended and restated in Instrument No 20120828-0077595, corrected in instrument No 20121207-0113069, Instrument No 20120828-0077603, Instrument No 20180522-0048990 and Instrument No 20180522-0048991, Register's Office for Davidson County, Tennessee
- Amendment to the By-Laws appended to Master Deed of record in Book 4691, Page Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, Instrument No 20120828-0077595 and Instrument No 20180522-0048990, in the Register's Office for Davidson County, Tennessee
- Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710 and amended in Instrument No 20110831-0067570, in the Register's Office for Davidson County, Tennessee
- Subject to Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee
- Subject to Easement to Comcast of Nashville of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee
- Subject to Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 745, in the Register's Office for Davidson County, Tennessee
- TVA Easement of record in Book 2274, Page 574, Book 2277, Page 619 and Book 3028 Page 605, in the Register's Office for Davidson County, Tennessee

- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **124 Plantation Ct, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 22 DAY OF MAY, 2023

Julie Ann Schueler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE ANN SCHUELER, the within named bargainor, 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 for the purposes therein contained

Witness my hand and official seal, this the 22 of May, 2023

Notary Public
My Commission Expires
(SEAL)

Logan E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212