This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1490-KS

Karen Johnson Davidson County
Batch# 1013944 DEEDWARR
06/12/2023 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20230612-0044554

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Affiant

LISA VIRDEN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Subscribed and sworn to before me, this the 9th day of June, 2023.

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tommie Renee Muha 513 General George Patton Nashville Tn 37221	Tommie Renee Muha 216 Airport Rd Waverly TN 37185	142-09-0F-513-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Erick J. Hernand and Natalie Wood, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tommie Renee Muha, a married woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 513, together with the carport designated No. 513-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, amended in instrument No. 20170921-0096904, Instrument No. 20180529-0051185, Instrument No. 20190501-0040495 and Instrument No. 20200205-0013635, 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 or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By Laws appended thereto, recorded in Book 7417, Page 396, amended in Instrument No. 20170921-0096904, Instrument No. 20180529-0051185, Instrument No. 20190501-0040495 and Instrument No. 20200205-0013635, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made apart hereof the same as through 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 said county.

Being the same property conveyed to Erick J. Hernand and Natalie Wood, husband and wife by Warranty Deed from Kathryn E. Junker, married f/k/a Kathryn E. Rogers of record as Instrument No. 20210910-0121818 in the Register's Office for Davidson County, Tennessee, dated September 7, 2021 and recorded on September 10, 2021.

This is improved property located at: **513 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 9th day of June, 2023

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GRANTOR:

Erick J. Hernand

Natalie Wood

Natalie Wood

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erick Joseph Hernand and Natalie Wood, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202306120044554

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/9/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/9/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

