BOX 10-A WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1017149 DEEDWARR
06/21/2023 10 52 35 AM 2 pgs
Fees $13 00 Taxes $1,470 75

20230621-0046988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

My Commission Expires 10/2/23

KEVIN MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Roberta Jones	NEW OWNER	
(NAME) 9009 Sawyer Brown Road	(NAME)	142 09 0H 115 00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, WE, **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERTA JONES, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 9009, together with the carport designated No. 9009-C, in River Plantation, Section IX, Phase 11-D, 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 11-D, Condominium Apartments, recorded in Book 7900, Page 520, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation documents of record in Book 8844, Page 642, as amended in Book 8975, Page 89, 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 11-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, 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 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642 as amended in Book 8975, Page 89, Register's Office for said County, and Book 9053, Page 256, said Register's Office.

Being the same property conveyed to James E. Dillingham and Vickie L. Dillingham, Husband and Wife, by Warranty Deed from Justin Ray Demumbra, Taylor Nicole Demumbra and Cain Mitchell Demumbra, the Heirs at Law of Glenda Darlene Demumbra, of record in Instrument No. 20230210-0010022, in the Register's Office of Davidson County, Tennessee, dated February 10, 2023 and recorded on February 10, 2023.

Being the same property conveyed to Glenda Darlene Demumbra, unmarried, by Warranty Deed from Virginia P. Birgham, a widow, of record in Instrument No. 20011001-0105593, in the Register's Office of Davidson County, Tennessee, dated September 28, 2001 and recorded on October 01, 2001.

Property was never the marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 9009 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (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 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. 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 hand this 16th day of June, 2023

James E Dillingham

JAMES E DILLINGHAM

Vickie L. Dillingham

VICKIE L DILLINGHAM

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 James E Dillingham and Vickie L Dillingham, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 16th day of June, 2023

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires

Notary Public

My Commission Expires 10/2/23