Karen Johnson Davidson County
Batch# 1017196 DEEDWARR
06/21/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,696.45
20230621-0047055

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230644936**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $458,500.00 Deborah S Goodson Affiant Subscribed and sworn to before me, this 20th day of June, 2023. Notary Public My Commission Expires: 11/3/25

LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner: Deborah S. Goodson 3215 Brown Thrasher Trace Cumming, GA 30041	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 13 0C 155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack K. Reese, Trustee of the Jack K. Reese Revocable Trust dated February 21, 2005 and Amended and Restated June 1, 2011 and June 23, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah S. Goodson, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 9216 (Parcel No. 155), together with the carport designated 9216-C, in River Plantation, Section XI - Phase 6, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of Condominium Apartments, Final Subdivision Plat River Plantation, Section XI - Phase 6, recorded in Instrument No. 20010905-0095982, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Instrument No. 20010911-0098566, 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 Eleven, Phase 6, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Plat Book 9700, Page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, Page 361, and Plat Book 9700, Page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, Page 184, and Plat Book 9700, Page 835; Section 11, Phase 4, by annexation document of record in Book 11432, Page 903, and Plat Book of record in Plat Book 9700, Page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20000918-0092190; and Section Eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument No. 20010905-0095982, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and 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, Plat in Book 7900, Page 745, at. seq., as re-recorded in Book 7900, Page 945 Register's Office for said County.

Being the same property conveyed to Jack K. Reese, Trustee, Jack K. Reese Revocable Trust dated February 21, 2005, by QuitClaim Deed from Jack K. Reese and Evelyn T. Reese, of record Instrument No. 20061206-0150990, in the Register's Office of Davidson County, Tennessee, dated December 01, 2006 and recorded on December 06, 2006.

Being the same property conveyed to Jack K. Reese and Wife, Evelyn T. Reese, by Warranty Deed from Haury and Smith Contractors, Inc., of record Instrument No. 20030721-0101822, in the Register's Office of Davidson County, Tennessee, dated July 11, 2003 and recorded on July 21, 2003.

Certification of Trust for Jack K. Reese Revocable Trust dated February 21, 2005 of record in Instrument Number 202306210047054, in said Register's Office.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Apartments, Final Subdivision Plat River Plantation, Section XI - Phase 6, as recorded in Instrument No. 20010905-0095982.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision Plat, River Plantation, Section X - Phase 1, as recorded in Plat Book 7900, Page 745.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Apartments, Final Subdivision Plat River Plantation, Section XI - Phase 1A, as recorded in Plat Book 9700, Page 694.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Apartments, Final Subdivision Plat River Plantation, Section XI - Phase 2, as recorded in Plat Book 9700, Page 748.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Boundary Plat, River Plantation, Section XI - Phase 3, as recorded in Plat Book 9700, Page 835.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Condominium Apartments, Final Subdivision Plat River Plantation, Section XI - Phase 4, as recorded in Plat Book 9700, Page 971, Surveyor's Certificate of Correction recorded in Book 11684, Page 675.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Apartments, Final Subdivision Plat River Plantation, Section XI - Phase 2, as recorded in Plat Book 11332, Page 184.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Apartments, Final Subdivision Plat River Plantation, Section XI - Phase 5, as recorded in Instrument No. 20000918-0092190.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Boundary Plat, Final Subdivision Plat River Plantation, Section XI - Phase 6, as recorded in Instrument No. 20010905-0095973.

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) Condominium of record in Book 8061, Page 341, as Annexation recorded in Book 8844, Page 642; Deed of Correction recorded in Book 8975, Page 89; Book 9326, Page 713; Supplement and Amendment recorded in Instrument No. 20041124-0140994 and 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.

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 Eleven, Phase One Condominium of record in Book 10628, Page 661, as Annexation recorded in Book 11029, Page 592; Book 11156, Page 361; Book 11332, Page 184; Book 11432, Page 903, Instrument No. 20010131-0009315, Instrument No. 20010911-0098566 and amended in 20191206-0126310; 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.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and By-Laws recorded in Book 7389, Page 924.

Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Instrument No. 20061206-0150990.

Easement recorded in Book 2277, Page 619 and Book 3028, Page 605.

This is improved property located at 9216 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of June, 2023.

Jack K. Reese Revocable Trust dated February 21, 2005 and Amended and Restated June 1, 2011 and June 23, 2017

Jack K. Reese, Trustee

Jack K. Reese, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack K. Reese, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Jack K. Reese Revocable Trust dated February 21, 2005 and Amended and Restated June 1, 2011 and June 23, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of June, 2023.

Edward Faria
Notary Public
My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 20 day of June, 2023

Ernest D. Bennett, III, Affiant 6-20-2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 20 day of June, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 21, 2024