Karen Johnson Davidson County
Batch# 1018159 DEEDWARR
06/23/2023 08 05 53 AM 4 pgs
Fees $23 00 Taxes $1,498 50
20230623-0047654

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $405,000.00 Affiant Subscribed and sworn to before me This 16th day of June, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Hart Family Revocable Living Trust 143 N. Berwick Ln Franklin, TN 37069	**New Owner**	**142 09 0D 169.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Elizabeth D. Ivey, an unmarried woman,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8526, together with the carport designated No. 8526-C, in River Plantation, Section Ten, Phase One, a Condominium, a Horizontal Property

Tennessee, as shown on the Plat of River Plantation, Section Ten, Phase I, Condominium Apartments, recorded in Book 7900, page 945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, amended in Instrument No. 20081203-0117317, 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 Ten, Phase One, Condominium Apartments, contained in the Mater Deed and By-Laws appended thereto, recorded in Book 3934, page 598, amended in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee, are incorporated in this description and made a pert hereof the same as though copied herein.

The Grantor's Special Power of Attorney giving Leslie Scott the power to act as her Attorney in Fact to convey this property has been recorded immediately preceding the recording of this Deed.

Being the same property conveyed to Elizabeth D. Ivey, by Warranty Deed from Elizabeth B. Howard, Successor Trustee of the Ben and Iva Brown Trust dated February 12, 1993, as amended by Amendment No. 1 dated April 7, 1995, and Amendment No. 2 dated October 4, 2000, of record in Instrument No. 20160708-0070118, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 8526 Sawyer Brown Road, Nashville, TN 37221.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. By-Laws of record in Instrument No. 20190927-0098720, said Register's Office.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for River Plantation Section 8-11. Umbrella Association, Inc., of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.
4. By-Laws of River Plantation Section Ten Condominium Homeowner's Association, Inc., of record in Instrument No. 20081203-0117316, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation Section Ten, Page One, of record in Book 9394, Page 598, amended in Instrument No. 2081203-0117317, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A 66-27-101, et seq., said Register's Office.
7. All matters appearing on the Plan of record in Book 7900, Page 945. Register's Office for Davidson County, Tennessee.

8. All matters appearing on the Plan of record in Book 7900, Page 944, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewer, sewage force main and drainage of record in Book 7400, Page 793, Register's Office for Davidson County, Tennessee.
10. Easement for right of way of record in Book 9304, Page 596, Register's Office for Davidson County, Tennessee.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 16th day of June, 2023.

Grantor:

Elizabeth D. Ivey by Leslie Scott, her Attorney in Fact

Elizabeth D. Ivey by Leslie Scott, her Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Leslie Scott, Attorney in Fact for Elizabeth D. Ivey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Attorney in Fact for Elizabeth D. Ivey**, and as such **Attorney in Fact,** acknowledged the she is authorized to execute the foregoing instrument on behalf of **Elizabeth D. Ivey,** the within named

bargainor, and that she as such **Attorney in Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **Elizabeth D. Ivey by Leslie Scott, her Attorney in Fact.**

WITNESS my hand and official seal at Nashville, Tennessee, this 16th **day of** June, **2023.**

William Altus Pryor

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026