36795–3 Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1019469 DEEDWARR
06/27/2023 01 13 11 PM 2 pgs
Fees $13 00 Taxes $1,554 00
20230627-0048838

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00.** Teresa Fisher
Affiant

Subscribed and sworn to before me, this the 26th day of June, 2023
M Boyd
Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Troy Fisher **Teresa Fisher**	**Troy Fisher and Teresa Fisher**	**142-09-0-H-021.00-CO**
9150 Sawyer Brown Road	**9510 Sawyer Brown Road**	
Nashville, TN 37221	**Nashville TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Gourieux, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Troy Fisher and Teresa Fisher, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No 9150, together with the carport designated No 9150-C, in River Plantation, Section IX, Phase I, 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 I, Condominium Apartments, recorded in Book 7900, Page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, 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 of River Plantation, Section IX, Phase I, 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, Register's Office for said County.

Being the same property conveyed to Stephen Alter and wife, Elizabeth Gourieux, by Warranty Deed dated May 14, 2010, from Equitable Trust Company as Successor Trustee of the two (2) trusts known as Trust No. 2 and Trust No. 3 under the Last Will and Testament of Joseph Moore Warren, of record in Instrument No. 20100526-0040688, Register's Office for Davidson County, Tennessee. The said Stephen Alter having since died on August 07, 2021, the property is vested in Elizabeth Gourieux, as the surviving tenant by the entirety

This instrument is being executed on behalf of Elizabeth Gourieux pursuant to a Durable Power of Attorney executed by her on the 11th day October 2022, of record in Instrument No. 20230627-0049837**, said Register's Office for Davidson County, Tennessee.**

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 7900, page 98, Surveyor's Certificate of Correction of record in Book 8123, page 692, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Master Deed of River Plantation (Section Nine) Phase 1, Condominiums, of record in Book 8061, Page 341, and Annexation of record in Book 8494, page 628, Book 8591, page 251, Book 8666, page 319, Book 8844, page 642, Book 9053, page 256, Book 9247, page 951, amended in Book 9326, page 713, Instrument No. 20041124-0140994, By-Laws appended thereto of record in Book 8061, page 357 and amended in Instrument No. 20180501-0041146, said Register's Office.**

3. **Charter of River Plantations Section Nine Condominiums Homeowners Association Inc. in Instrument No. 20041105-0133835.**

4. **Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11 Umbrella Association of record in Book 7379, Page 924.**

5. **Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591.**

6. **All matters shown on the Boundary Plat in Plat Book 7900, Page 97 and surveyor's Certificate of Correction in Book 8123, Page 692.**

7. **A perpetual easement for sanitary sewer, sewage force main and drainage easement retained in Book 7400 Page 792.**

8. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as 9150 **Sawyer Brown Road, Nashville, TN 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 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/our hand(s) this **26th** day of **June, 2023.**

D Hennessee, ATTORNEY IN FACT FOR ELIZABETH GOURIEUX

David Hennessee, Attorney in fact for Elizabeth Gourieux

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Hennessee, Attorney in fact for Elizabeth Gourieux,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2023.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON