Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRE-23-8960

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021707 DEEDWARR
06/30/2023 02 51 42 PM 2 pgs
Fees $13 00 Taxes $1,661 30

20230630-0050319

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$449,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2023.

Notary Public

My commission expires: 11-3-25

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Steven Scutti **Donna Rosalie Scutti**	Same as new owners	**Map 142-09-0-F Parcel 311.00co**
8960 Sawyer Brown Road		
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,

Elaine S. Taubin and Mary B. Cornelius, married to each other

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

Steven Scutti and Donna Rosalie Scutti, 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.

BEING Unit No. 8960, together with the Carport designated No. 8960-C, on the Final Plat of River Plantation, Phase II-Section VIII, Condominium Apartments, a Horizontal Property Regime established by Master Deed for River Plantation (Section Eight, Phase II) Condominiums, of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, amended in Instrument No. 20170921-0096904, Instrument No. 20180529-0051185, Instrument No. 20190501-0040495, Instrument No. 20200205-0013635, Instrument No. 20221103-0118543 and Instrument No. 20230327-0021947, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation, Section VIII, Phase II, Condominium Apartments, of record in Book 6900, Pages 514 through 517, amended in Plat Book 6900, Pages 654-657, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Elaine S. Taubin and Mary B. Cornelius, spouses married to each other ,by Deed from Howard E. Hudgins, unmarried, of record in Instrument No. 20180305-0020238, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property subject to the following: 1) The Plan of record in Plat Book 6900, Pages 514-517, amended in Plat Book 6900, Pages 654-657, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation (Section Eight, Phase II) Condominiums, of record in Book 7417, Page 396, amended in Instrument No. 20180529-0051185 said Register's Office. 3) By-Laws of River Plantation (Section Eight, Phase II) Homeowners' Association, Inc. of record in Book 7417, Page 413, and as amended in Instrument No. 20170921-0096904, Instrument No. 20190501-0040495, Instrument No. 20200205-0013635, Instrument No. 20221103-0118543 and Instrument No. 20230327-0021947 Register's Office for Davidson County, Tennessee. 4) Conveyance of common area to River Plantation, Section VIII, Phase 2, of record in Instrument No. 20090825-0079854, said Register's Office. 5) All matters shown on the Boundary Plat of record in Plat Book 6900, Page 397, and Surveyor's Certificate of Correction in Book 8123, Page 690, said Register's Office. 6) Declaration of Restrictive Covenants and Bylaws for River Plantation, Section 8-11 Umbrella Association, of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee. 7) Charter of River Plantation Sections 8-11 Umbrella Association of record in Book 7402, Page 591, Register's Office for Davidson County, Tennessee. 8) Easements to TVA of record in Book 2277, Page 619 and Book 3028, Page 605, said Register's Office. 9) Easements to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20230413-0027102 and Instrument No. 20230413-0027167, said Register's Office. 10) Taxes for the current year prorated and assumed by the Grantee.

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 **29th** day of **June, 2023.**

Elaine S Taubin

Elaine S. Taubin

Mary B Cornelius

Mary B. Cornelius

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elaine S. Taubin and Mary B. Cornelius,** 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 **29th** day of **June, 2023.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

