Karen Johnson Davidson County
Batch# 1030087 DEEDWARR
07/24/2023 02 29 38 PM 3 pgs
Fees $18 00 Taxes $1,554 00
20230724-0056962

PREPARED BY (AND RETURN TO).
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No.: 63213
Dav. Co File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marsha Arnold 9010 Sawyer Brown Rd Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142090H11400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$420,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Verna M. Akers, Trustee of the Verna M. Akers Family Trust dated August 31, 2004**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marsha Arnold,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 9010, together with the Carport designated as 9010C, of River Plantation Section IX, Phase II D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900, page 520 and annexation document of record in Book 8844, page 642, corrected in Book 8975, page 89, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Verna M. Akers, as Trustee of the Verna M Akers Family Trust dated August 31, 2004 by Warranty Deed from Nancy L. Shockley n/k/a Nancy L Haynes, unmarried, dated October 12, 2007 and recorded on October 18, 2007 of record in Instrument No. 20071018-0123587 Register's Office for Davidson County Tennessee

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to. Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900 page 520 and annexation document of record in Book 8844 page 642, as corrected in Book 8975, page 89, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 8061, page 341, Book 8844, page 642, as corrected in Book 8975, page 89, Instrument No 20041124-0140994, Instrument No. 20180501-0041146, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters Charter of River Plantation Section Nine Condominium Homeowners Association of record in Instrument No 20041105-0133835, said Register's Office, said Register's Office

This is improved property, known as 9010 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 Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 17th day of July, 2023.

The Verna M. Akers Family Trust, dated August 31, 2004
By:
Verna M. Akers

State of Tennessee

County of Davidson

On this 17th day of July, 2023, before me the undersigned authority, personally appeared Verna M Akers Family Trust dated August 31, 2004, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $420,000.00

Marsha Arnold
Affiant

Sworn and subscribed before me this 21st day of July, 2023

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026