Karen Johnson Davidson County
Batch# 1033759 DEEDWARR
08/02/2023 11 22 29 AM 2 pgs
Fees $13 00 Taxes. $1,609.50
20230802-0059632

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number 2023-07-564

Address New Owner	Send Tax Bills To	Map-Parcel No
Joy C Plested and Brian Plested 8555 Sawyer Brown Road Nashville, TN 37221	New Owner	Map/Parcel 142 09 0D 205 00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Lillian Trimble, unmarried,** ("Grantor") has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Joy C. Plested and Brian Plested, wife and husband,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 8555 Sawyer Brown Road, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows

Unit No 8555 together with the carport designated No 8555 - c, in River Plantation, Section Ten, Phase II-C, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-C, Condominium Apartments, recorded in Plat Book 9700, Pages 143 and 144, and revised Plat of record in Book 9700, Pages 186 and 187, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10024, Page 409, Register's Office for Davidson County, Tennessee 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 II-C, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et seq , as applied to Section Ten, Phase II-A, Section Ten, Phase II-B, Section Ten Phase II-C and Section Ten, Phase II-D, by annexation documents in Book 9780, Page 284, Book 9669, Page 111, Book 10024, Page 409, and Book 10136, Page 708, 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

Being the same property conveyed to Mary L Trimble, by Warranty Deed from Haury and Smith Contractors, Inc a Tennessee Corporation, of record in Book 10345, Page 310, in the Register's Office of Davidson County, Tennessee, dated February 04, 1997, and recorded on February 10, 1997

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(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 1st day of August, 2023

Mary Lillian Trimble by Mary Ellen Gaines, her Attorney-In-Fact

Mary Lillian Trimble by Mary Ellen Gaines, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2023, before me personally appeared Mary Lillian Trimble by Mary Ellen Gaines, her Attorney-In-Fact, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 1st day of August, 2023

Notary Signature
My commission expires 3/11/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 435,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Katie Bradley
AFFIANT

Sworn to and subscribed before me this 1st day of August, 2023

Notary Public
My commission expires _____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024