Karen Johnson Davidson County
Batch# 1034712 DEEDWARR
08/04/2023 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,479.63
20230804-0060543

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/09/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00

Affiant

Subscribed and sworn to before me this 3rd day of August, 2023.

Notary Public
My commission expires: 7/12/2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Benjamin J. Czarnecki	NEW OWNER	142-09-0H-005-00
8955 SAWYER BROWN RD.	8955 SAWYER BROWN RD.	
NASHVILLE, TN 37221-2407	NASHVILLE TN 37221-2407	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Amy S. Ochs, Trustee of Amy S. Ochs Revocable Living Trust dated May 24, 2021** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Benjamin J. Czarnecki, a single man, as his Sole and Separate Property,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 8955, together with the Carport designated No. 8955-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.

Being the same property conveyed to Amy S. Ochs, unmarried by deed from Heather A. Lingo, an unmarried woman, of record in Instrument No. 20180223-0017451, Register's Office for Davidson County, Tennessee, and dated February 23, 2018. Amy S. Ochs conveyed her interest to Amy S. Ochs, Trustee

of the Amy S. Ochs Revocable Living Trust dated May 24, 2021, by Quitclaim Deed of record in Instrument No. 20210601-0073365, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of River Plantation of record in Book 7900 Page 98 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 8061, Page 341 and amended in Book 9326 Page 713 in the official records of the Davidson County Register of Deeds.

4. Charter of River Plantation Section Nine Condominiums Homeowners Association of record in Instrument No. 20041105-0133835 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded in Book 7389, Page 924 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 8955 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of August, 2023.

Amy S. Ochs Revocable Living Trust dated May 24, 2021

By: Amy S. Ochs
Amy S. Ochs, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Amy S. Ochs, with whom I am personally acquainted, and who acknowledged himself to be the Trustee of the Amy S. Ochs Revocable Living Trust dated May 24, 2021, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Amy S. Ochs Revocable Living Trust dated May 24, 2021.

Witness my hand, at office, this 3rd day of August, 2023.

Heri Engel
Notary Public

My Commission expires: 12-18-2023



Certificate of Authenticity

I, ALLISON TAYLOR, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 3, 2023**.

Date

Affiant Signature

August 4, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **4** day of **August**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)