Karen Johnson Davidson County
Batch# 1037738 DEEDWARR
08/14/2023 09 31 31 AM 2 pgs
Fees $13 00 Taxes $1,545 21

20230814-0062829

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $417,625 00 Sharon C Wright AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/10/2023 Thomas D. Gill NOTARY PUBLIC MY COMMISSION EXPIRES 11-19-2023

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4056

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Myles M. Baldwin and Bethany B. Morgan	NEW OWNER	142-09-0H-059 00-CO
8942 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Beverly N. Hughes, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myles M. Baldwin and Bethany B. Morgan, husband and wife

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, TO-WIT

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit

Unit No 8942, in River Plantation, Section IX, 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 IX, Phase II-C, Condominium Apartments, recorded in Book 7900, Page 396, et seq , Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation document of record in Book 8666, Page 319, said Register's Office and Book 8844, Page 642 said Register's Office, 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 II-C Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341 - 356, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as through copied herein

Being the same property conveyed to Beverly N Carpenter, unmarried by Warranty deed from Haury and Smith Contractors, Inc., a Tennessee Corporation of record in Book 8879, page 161, Register's Office for Davidson County, Tennessee, dated February 25, 1993 and recorded on March 03, 1993

Being the same property conveyed to Beverly Hughes, widow by Quitclaim deed from Beverly N Carpenter, unmarried of record in Instrument No 20221024-0115440 Register's Office for Davidson County, Tennessee, dated October 19, 2022 and recorded on October 24, 2022

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 8942 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 in 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 hand on August 10, 2023

Beverly N Hughes by Sharon C Wright, her Attorney-In-Fact

Beverly N Hughes by Sharon C Wright, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sharon C. Wright,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Beverly N Hughes for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Beverly N Hughes and is authorized by Beverly N Hughes to execute this instrument on her behalf

Witness my hand and official seal, this August 10, 2023

Notary Public

My Commission Expires 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

File #: 2023-4056

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027