Karen Johnson Davidson County
Batch# 1045803 DEEDWARR
09/05/2023 10 07 37 AM 2 pgs
Fees $13 00 Taxes $1,822 62
20230905-0069183

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

JM-SFM-23-8547

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Tiffany F. Beamer	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **8547 Sawyer Brown Rd**	(NAME) **1036 Stearman Drive Suite 6**	**142-09-0D-197.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOAN GUTH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIFFANY F. BEAMER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson county, Tennessee, being Unit No. 8547, on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-B, as recorded in the Master Deed of record in Book 8601, page 341, Book 9394, page 598, Book 9669, page 111 and by amendments of record in Instrument of Book 9780, page 284; Book 10024, page 409; Book 10136, page 708; Instrument No. 20081203-0117317, and Book 8601, page 341 and as set out in Plat of record in Plat Book 9700, pages 27 & 28, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth Master Deed.

Being the same property conveyed to Joan Guth, unmarried woman by Warranty deed from Richard Davidson and Kevin Stinson, a married couple of record in Instrument No. 20220712-0079939 Register's Office for Davidson County, Tennessee, dated July 06, 2022 and recorded on July 12, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 9700, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One of record in Book 9394, Page 598, as amended in Book 9669, page 111, Book 9780, page 284, Book 10024, page 409, Book 10136, page 708 and Instrument No. 20081203-0117317, Book 8601, page 341 , Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7389, Page 924, as amended in Book 8494, Page 628; Book 8591, Page 251 and Book 8666, Page 319, Register's Office for Davidson County, Tennessee.
- Charter of River Plantation Sections 8-11 Umbrella Associations, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
- By-Laws of River Plantation Homeowner's Association, Inc. of record in Book 6226, Page 18 and amended in Instrument No. 20081203-0117317, in the Register's Office for Davidson County, Tennessee.
- By-laws appended thereto of record in Book 4661, Page 334, Instrument No. 20120828-0077603, Instrument No. 20180522-0048991 and amendment to By-laws of record in Instrument No. 20081203-0117316 , in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2274, Page 547 and Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
- A Perpetual Easement for Sanitary Sewer, Sewerage Force Main and Drainage of record in Book 7400, Page 792, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8547 Sawyer Brown Rd, Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF AUGUST, 2023.

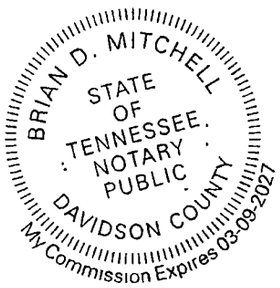
Joan Guth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN GUTH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212