RETUI
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
23-0036

Karen Johnson Davidson County
Batch# 1046845 DEEDWARR
09/07/2023 10 38 09 AM 2 pgs
Fees $13 00 Taxes $1,665 00

20230907-0070133

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, is $450,000.00

Sworn to and subscribed before me this 5 day of September, 2023.

Affiant

Notary Public 9-8-24

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Richard Coleman 8300 Sawyer Brown Rd R-301 Nashville, TN 37221	New Owner	142-05-0B-096-00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jacob P. Mathis and Suzanne C. Mathis,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Richard Coleman,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to-wit:

Unit No. R-301, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations , Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of 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 Vernon T. Jordan and wife, Margie H. Jordan by Warranty deed from Haury and Smith Contractors, Inc. a Tennessee Corporation of record in Book 4839, page 356, Register's Office for Davidson County, Tennessee, dated July 26, 1974 and recorded on July 30, 1974.

Vernon T. Jordan having become deceased and Margie H. Jordan having become deceased on or about August 9, 2022. Davidson County Probate Docket 22P1598

Being the same property conveyed to Jacob P. Mathis and Suzanne C. Mathis, husband and wife from Emily Jordan Noel, Executrix of the Estate of Margie D. Jordan, aka Margie H. Jordan, of record as Instrument Number 20230324-0021756, Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on March 24, 2023.

This is improved property known as **8300 Sawyer Brown Rd # R301, Nashville, TN 37221**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 5 day of September, 2023.

Jacob P. Mathis by Suzanne Mathis, attorney-in-fact
Jacob P. Mathis
by Suzanne Mathis, his Attorney-In Fact

Suzanne C. Mathis

STATE OF Tennessee
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of said County and State, personally appeared Suzanne Mathis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for Jacob P. Mathis the within bargainor, and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Jacob P. Mathis, the within named bargainor by the said Suzanne C. Mathis as such Attorney-in-Fact.

Witness my hand, at office, this 5th day of September, 2023.

Notary Public

My Commission Expires: 01-19-2025

TARA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne C. Mathis, the within named bargainor, with whom I am personally acquainted (or proved her identity to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2023.

Notary Public

My Commission Expires: 01-19-2025

TARA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY