PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1057398 DEEDWARR
10/04/2023 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20231004-0078069

Ivey Title, LLC Ref: (DW) Title No.: 63270
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cristin Lynne Bryan Kathryn L. Bryan 1066 General George Patton Road Nashville, TN 37221	New Owner Property

TAX MAP PARCEL NUMBERS: 142090D07400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Lynn Babb as devisee under the Last Will and Testament of Robert L. Babb**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cristin Lynne Bryan, an unmarried woman, and Kathryn L. Bryan, an unmarried woman, as tenants in common with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 1066 together with the carport designated 1066-C of River Plantation, Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 359 and 360, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert L. Babb and wife, Dorothy M. Babb, by Warranty Deed from Haury & Smith Contractors, Inc., dated August 20, 1984 and recorded on August 21, 1984, of record in Book 6363, page 864, Register's Office for Davidson County, Tennessee. The said Robert L. Babb and Dorothy M. Babb have since died, with Dorothy M. Babb predeceasing the said Robert L. Babb. Robert L. Babb subsequently died on or about April 11, 2023 and his Last Will and Testament was admitted for Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said Last Will and Testament being recorded August 23, 2023 in Instrument No. 20230823-0065899 and Order for Muniment of Title recorded August 23, 2023 in Instrument No. 20230823-0065898, Register's Office for Davidson County, Tennessee. Pursuant to the terms of said Last Will & Testament, the property has vested into Barbara Lynn Babb, as devisee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 5200, pages 359 and 360, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master

Deed of record in Book 5794, page 526; Instrument No. 20050504-0050172, amended in Instrument No. 20080423-0041324, amended by Scrivener's Affidavit of record in Instrument No. 20080429-0043657, amendment to By-Laws of record in Instrument No. 20060512-0056329, amended in Instrument No. 20100415-0028541 and 20230425-0030401, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement to U. S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20121114-0104723, said Register's Office. Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20230714-0053914, said Register's Office. Charter of River Plantation Homeowners Association, Section Six, of record in Instrument No. 20050415-0042393, said Register's Office.

This is improved property, known as 1066 General George Patton 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of ~~October~~ September, 2023.

Barbara Lynn Babb

Barbara Lynn Babb

State of Tennessee

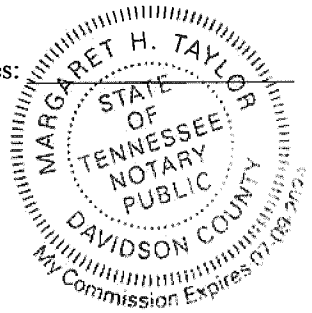
County of Davidson

On this 22nd day of ~~October~~ September, 2023, before me the undersigned authority, personally appeared Barbara Lynn Babb as devisee under the Last Will and Testament of Robert L. Babb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor

Notary

My Commission Expires:



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Sworn and subscribed before me this 25th day of ~~October~~ September, 2023.

Notary

My Commission Expires: _____

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

Certificate of Authenticity

I, Emily Manno, 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 **9/25/23**.

Date

Affiant Signature

9/25/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **25** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026