This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1974-SL

Karen Johnson Davidson County
Batch# 1057735 DEEDWARR
10/04/2023 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20231004-0078155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $432,500.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 28th day of September, 2023.

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lockie I. Withers and Linda Nichols 1046 Tampa Avenue Foley, AL 36535	The New Owner	142 09 0D 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Amber Nicole Burton, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lockie I. Withers, a single woman and Linda Nichols, a single woman, as joint tenants with right of survivorship** hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 1087, together with the Carport, designated No. 1087-C, a Condominium as shown on the Plat of Section Six, Phase One, River Plantation, Condominium Apartments, of record in Plat Book 5200, Page 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Six) of record in Book 5794, Page 526 et, seq., amended in Instrument No. 20050504-0050172, and Instrument No. 20080423-00541324, and corrected by Scrivener's Affidavit of record in Instrument No. 20080429-00436547, By-Laws appended thereto at Page 539, and amended in Instrument No. 20060512-0056329; Instrument No. 20100415-0028541 and Instrument No. 20230425-0030401, Registers Office for Davidson County, 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 Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, Page 536, Register's Office for Davidson County are incorporated by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Amber Nicole Burton, unmarried woman, by Warranty Deed from Nancy F. Smith, Pieter Favier, and Lenneke Favier, Heirs of Rikea Favier, of record in Instrument No. 20210311-0032566, in the Register's Office of Davidson County, Tennessee, dated March 04, 2021 and recorded on March 11, 2021.

This is ☒ improved or ☐ unimproved property located at: **1087 General George Patton Road, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2023.

GRANTOR:

Amber Nicole Burton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amber Nicole Burton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202310040078155

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 28, 2023 (date of document).

Affiant Signature

October 4, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 4th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023