**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 230945811**

Karen Johnson Davidson County
Batch# 1060695 **DEEDWARR**
10/16/2023 09:18:22 AM 2 pgs
Fees $13.00 Taxes $1,535.50

20231016-0080665

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2023

Notary Public
My Commission Expires:

JERCLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joan Cook and Scott G. Cook<br>812 General George Patton Road<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>142-09-0B-812.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel Price, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joan Cook, an undivided 50% tenant in common, and Scott G. Cook, an undivided 50% tenant in common, wife and husband taking title as tenants in common not as tenancy by the entirety,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 812, together with the Carport designated as No. 812-C, as shown on the Plan of Phase One - Lot One - Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, Pages 145 and 146, Register' s Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rachel Price, an unmarried woman by Warranty deed from Lauren McClure and husband, Alex Patterson, William Timothy McClure, married, and Billy Dee Allen and Mary Ruth Allen, a married couple, together as tenants in common with right of survivorship of record in Instrument No. 20181029-0106614 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on October 29, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

All matters shown on the Plan of record in Plat Book 5200, Pages 145 and 146, and Plat Book 5200, Page 135, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.

By-Laws attached to Master Deed of record in Book 5410, Page 260, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20130409-0035151, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.

Easement for TVA Transmission Lines of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.

This is improved property located at 812 General George Patton Road Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of October, 2023.

Rachel Price

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 9th day of October, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026