Karen Johnson Davidson County
Batch# 1066839 DEEDWARR
10/31/2023 02:19:30 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20231031-0085140

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/19/24 (AFFIX SEAL)

File #23-PA-1023-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Carole Ezell	Pinnacle Bank	
(NAME) **1023 Todd Preis Drive**	(NAME) 150 3rd Avenue South	**142 05 0C 041.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) #1000 Nashville, TN 37201	
(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, **JANA M. JOHNSON, UNMARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY CAROLE EZELL, 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. T-405, together with the carport designated as T-405-C, on the Plan of Phase One, Section Four, River Plantation, Condominium Apartments, of record in Book 4860, Pages 17-19 (erroneously referenced as Pages 107-109 in prior instruments), as established by the Master Deed of record in Book 4892, Page 440, as amended by instruments of record in Book 4956, Page 756, and in Instrument No. 20050128-0010626, and in Instrument No. 20050602-0062760, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jana M. Johnson, unmarried, by Warranty Deed from Margaret Linda Hughes, unmarried, of record in Instrument No. 20090521-0046731, in the Register's Office of Davidson County, Tennessee, dated May 20, 2009, and recorded on May 21, 2009.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Four, River Plantation Condominium Apartments, as recorded in Plat Book 4860, Page(s) 17-19 as amended in Plat Book 4860, Page 107-109.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section Four, as recorded in Plat Book 4675, Page(s) 127.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Four) of record in Book 4892, Page 440, as amended by instrument(s) of record in Book 4956, Page 756; Instrument No. 20050128-0010626 and Supplement and Amendment recorded in

Instrument No. 20050602-0062760; also subject to easements, rights and interests 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 building thereon.

*Easement for Grant of Gas Service Line or Fuel Line, recorded in Book 7776, Page 934.

*Easement recorded in Book 2274, Page 547; Book 2277, Page 619; Book 3028, Page 605 and Book 3770, Page 6.

*Corporate Resolution by the Board of Directors for River Plantation Section IV recorded in Instrument No. 20210707-0091247.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1023 Todd Preis Drive, 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(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 October, 2023.

Jana M. Johnson

Jana M. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2023, before me personally appeared Jana M. Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

I Lisa Allard, 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 October 31, 2023.

Lisa Allard, Affiant — October 31, 2023

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this October 31, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

202310310085140