Karen Johnson Davidson County
Batch# 1071829 DEEDWARR
11/14/2023 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20231114-0088890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/07/2026
(AFFIX SEAL)

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JM-BMR-23-9228

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Raymond Bush and Betty Anne Bush	**NEW OWNER**	
(NAME) **9228 Sawyer Brown Rd**	(NAME)	**142-13-0C-187-00**
(ADDRESS) **Nashville, TN 37221-2410**	(ADDRESS)	
(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, **HAYES EDEN HUMMEL, MARRIED AND DAVID ANDREW HUMMEL, UNMARRIED AND JAMES FREDERICK HUMMEL, UNMARRIED AND BRANDON HARRIS HUMMEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM RAYMOND BUSH AND BETTY ANNE BUSH, HUSBAND AND WIFE,** 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:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 9228 (Parcel No. 187), together with the carport designated No. 9228-C, in River Plantation, Section Eleven, Phase 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded in Book 9700, pages 884 & 885, which was voided and vacated by Book 9700, page 971, as corrected by Surveyor's Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, page 675, and by Surveyor's Certificate of Correction in Instrument No. 20000630-0065336, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11432, page 903, 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 apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 4, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748, Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835, said Register's Office, and incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to J. Fred Hummel and wife, Brenda H. Hummel by Warranty Deed from Catherine B. Gregg, dated November 15, 2005 and recorded November 16, 2005 in Instrument No. 2005116-0138533, Register's Office of Davidson County, Tennessee.

Brenda H. Hummel died on or about December 30, 2015; leaving J. Fred Hummel as surviving tenant by the entirety.

The said J. Fred Hummel died intestate on or about May 5, 2023 vesting the subect property in the names of his heirs at law: Hayes Eden Hummel, David Andrew Hummel, James Frederick Hummel, and Brandon Harris Hummel, as evidenced by affidavits of heirship recorded similtaneously herewith.

The subject property was not the marital residence of the grantors.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 9700, Page 971, as corrected by Surveyor's Certificate of Correction in

Instrument No. 20000630-0065336, Register's Office for Davidson County, Tennessee.
• Master Deed establishing a Horizontal Property Regime of River Plantation, Section XI, Phase 1, with By-Laws and Rules and Regulations appended thereto, of record in Book 10628, Page 661, as amended to annex River Plantation Section Phase 4 in Book 11432, Page 903, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions for River Plantation Section 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
• Charter for River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9228 Sawyer Brown Rd, Nashville, Tennessee 37221-2410**.

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 9th DAY OF NOVEMBER, 2023.

Hayes Eden Hummel

David Andrew Hummel

James Frederick Hummel

Brandon Harris Hummel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of November, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of November, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of November, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of November, 2023.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/9/23.

D. Shayne Adair

11/10/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 10 day of NOV., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026