WARRANTY DEED

Karen Johnson Davidson County
Batch# 1078842 DEEDWARR
12/05/2023 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20231205-0094089

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

MST 2023-1257

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gracyn White and Eric White	**Same as New Owners**	142-09-0F-310.00-CO
(NAME)	(NAME)	
8961 Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Julian Fox and Erin Fox, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gracyn White and Eric White, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, described as follows: being Unit No. 8961, together with the carport designated No. 8961-C, River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, condominium apartments of record in Plat Book 6900, Pages 514 through 517, inclusive, as amended in Book 6900, Pages 654 through 657, inclusive, et seq., Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 7417, Page 396, et seq., 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 VIII, Phase II, a condominium apartments, contained in the Master Deed and Bylaws appended thereto, recorded in Book 7417, Page 396, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein, this conveyance is also subject to the covenants, conditions and restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, said Register's Office.

Being the same property conveyed to Julian Fox and Erin Fox, husband and wife by Warranty Deed from Melinda C. Hmielewski, an unmarried woman of record in Instrument No. 20210812-0109089 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien due and payable but not delinquent. Subject to all matters shown on the Plan of record in Book 6900, Pages 514 through 517, inclusive, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Book 6900, Page 397, Book 6900, Pages 654 through 657, inclusive and Book 8123, Page 690, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 7389, Page 924, in the 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 II, Phase VIII of record in Book 7417, Page 396 and Supplement and Amendment record in Instrument No. 20180529-0051185, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7417, Page 413, Register's Office for Davidson County, Tennessee. Amendment to By-Laws of record in Instrument Number 20170921-0096904 and Instrument No. 20190501-0040495, in the Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Instrument Number 20200205-0013635, Instrument No. 20221103-0118543 and Instrument No. 20230327-0021947, in the Register's Office for Davidson County, Tennessee. Charter of River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee. Quitclaim deed of Common areas to HOA of record in Instrument Number 20090825-0079854, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.

This property, known as 8961 Sawyer Brown Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 20th DAY OF November, 2023.

Julian Fox

Erin Fox by Julian Fox as her Attorney in Fact

Erin Fox by Julian Fox as her Attorney-in-Fact

STATE OF Tennessee

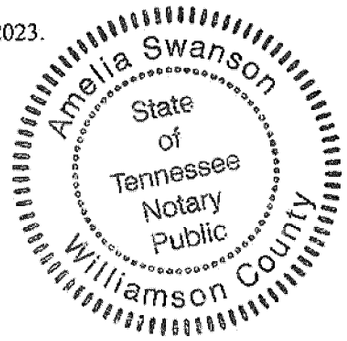
COUNTY OF Williamson

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

Witness my hand and official seal at office, this 20th day of November, 2023.

Notary Public

My commission expires: 3/23/27

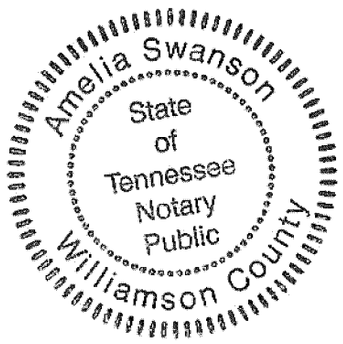


Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Julian Fox, Attorney-in-Fact for Erin Fox**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Erin Fox, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness ~~my hand and official seal~~, this the 20th day of November, 2023.

Notary Public

My Commission Expires: 3/23/27



Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 **November 20, 2023**.

Jamika Jones

Affiant Signature

December 5, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

5th day of December, 20 23.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires