Karen Johnson Davidson County
Batch# 1081248 DEEDWARR
12/12/2023 12:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20231212-0095727

Prepared By ~~& Return To~~:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2187

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of December, 2023

Notary Public

Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Edna Maxine Smith 516 Plantation Court Nashville, TN 37221	Same as New owner	142-05-0A-115.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Lisa Dawn Gary, Executor of The Estate of Norma Jean Layne

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edna Maxine Smith, a married woman,

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:

Land in Davidson County, Tennessee, being Unit No. T-1, together with the Carport designated No. T-1-C in River Plantation, Section Two, a Condominium, a horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Two Condominium Apartments, record in Book 4460, pages 136 and 137, of the Register's Office of Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, page 334 and amended in Instrument No. 20120828-0077603 and Instrument No. 20180522-0048991, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 4661, page 334 of the Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended By-laws of record in Book 4691, page 906, Book 6354, Page 676, Book 6436, Page 389, Instrument No. 20120828-0077595 and Instrument No. 20180522-0048990, said Register's Office.

Being the same property conveyed to Joe Layne and Norma Layne, husband and wife by Warranty Deed from Mary U. Armistead, Jane U. Adam and Ann U. McQueen of record in Instrument No. 20130801-0080182 Register's Office for Davidson County, Tennessee, dated July 2, 2013 and recorded on August 1, 2013. The said Joe Layne having died on or about April 23, 2022, vesting Norma Layne as surviving tenant by the entirety. The said Norma Layne having died testate on or about January 9, 2023. Reference is made to the last will and testament of Norma Layne admitted to probate and order approving sale in Docket No. 23P279, Seventh Circuit Court for Davidson County, Tennessee.

Aaron Mason and Brittney Ochs join in this instrument to convey any interest held in the property as heirs to Scott Mason, beneficiary under last Will and Testament of Norma Layne. See also affidavit of heirship recorded in Davidson County, Tennessee in Instrument No._____ on December 12, 2023.
202312120095726

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 516 Plantation Court, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 7th day of December, 2023.

The Estate of Norma Jean Layne

By: Lisa Dawn Gary EXECUTOR
Lisa Dawn Gary, Executor

STATE OF GEORGIA
COUNTY OF RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa Dawn Gary, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon her oath acknowledged herself to be the Executor of The Estate of Norma Jean Layne, the within named bargainor and that as such Executor, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the estate, by the said Lisa Dawn Gary as such Executor.

Witness my hand, at office, this 7th day of December, 2023.

Janet Hammack
Notary Signature
My commission expires: 02/16/2026

JANET HAMMACK NOTARY PUBLIC RICHMOND COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 16, 2026

Dated this the 7th day of December, 2023.

Aaron Mason

Aaron Mason

Brittney Ochs

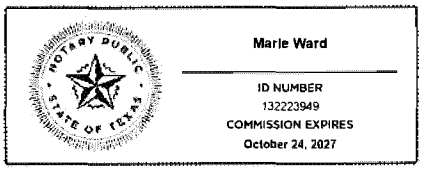
Brittney Ochs

STATE OF Texas
COUNTY OF Brazoria

On this 7th day of December, 2023, before me by audio-visual communication appeared Aaron Mason , 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 7th day of December, 2023.

Marie Ward
Notary Signature
My commission expires: 10/24/2027



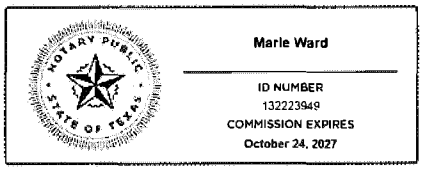
Notarized online using audio-video communication

STATE OF Texas
COUNTY OF Brazoria

On this 7th day of December, 2023, before me by audio-visual communication appeared Brittney Ochs, 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 7th day of December, 2023.

Marie Ward
Notary Signature
My commission expires: 10/24/2027



Notarized online using audio-video communication

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 7, 2023**.

Date

D Hardwick

Affiant Signature

December 12, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026