Karen Johnson Davidson County
Batch# 1088687 DEEDWARR
01/05/2024 07:58:30 AM 6 pgs
Fees: $33.00 Taxes: $1,465.20
20240105-0001006

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $396,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF JANUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/12/2025

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3062LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles Thomas Thompson and Gretchen H. Thompson		142 09 0H 110.00
9014 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHERRY ELIZABETH MARTIN, INDIVIDUALLY AND AS EXECUTRIX AND JENNIFER MARTIN TUTOR AND DAVID F. MARTIN, JR., ALL DEVISEES OF THE LAST WILL AND TESTAMENT OF DAVID F. MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GRETCHEN HEINKEL THOMPSON AND CHARLES THOMAS THOMPSON JR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 9014 Sawyer Brown Road, 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/or 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/or 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 hand on the 3rd day of January, 2024.

Sherry Elizabeth Martin

Sherry Elizabeth Martin, Individually and as Executrix
of the Estate of David F. Martin

STATE OF TENNESSEE
COUNTY OF HICKMAN

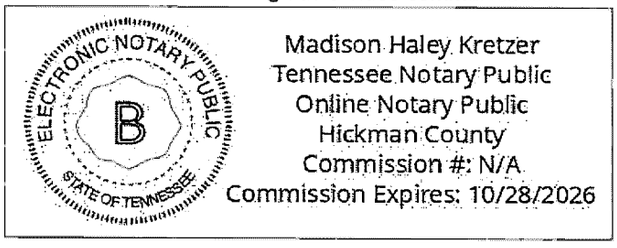
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SHERRY ELIZABETH MARTIN, INDIVIDUALLY AND AS EXECUTRIX, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of January, 2024.

Notary Public Madison Haley Kretzer

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Witness my hand on the 3rd day of January, 2024.

Jennifer Martin Tutor

Jennifer Martin Tutor

STATE OF TENNESSEE
COUNTY OF HICKMAN

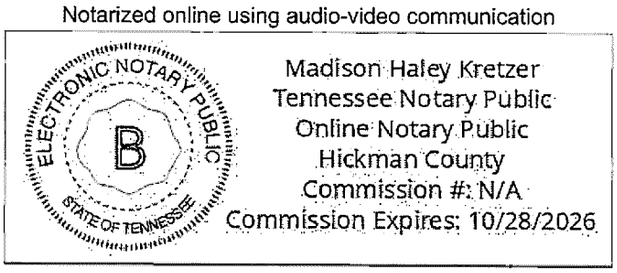
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JENNIFER MARTIN TUTOR, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this 3rd day of January, 2024.

Notary Public Madison Haley Kretzer

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Witness my hand on the 3rd day of January, 2024.

David F. Martin Jr.

David F. Martin, Jr

STATE OF TENNESSEE
COUNTY OF HICKMAN

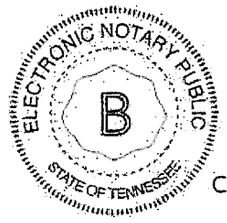
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DAVID F. MARTIN, JR, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this 3rd day of January, 2024.

Notary Public Madison Haley Kretzer

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

EXHIBIT A - LEGAL DESCRIPTION

Unit No. 9014, together with the carport designated No. 9014-C, in River Plantation, Section IX, Phase II-D, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-D, Condominium Apartments, recorded in Book 7900, Page 520, Registers Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation documents of record in Book 8844, Page 642, as Corrected in Book 8975, Page 89, Registers Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to David F. Martin, by Quitclaim Deed from Norma L. Martin, of record in Instrument No. 20180129-0009078, in the Register's Office of Davidson County, Tennessee, dated December 22, 2017 and recorded on January 29, 2018. The said David F. Martin having died on September 14, 2022, as shown in Probate Court for Davidson County, Tennessee, in Case No. 23P148 leaving David F. Martin, Jr., Jennifer Marin Tutor, and Sherry Elizabeth Martin, as devisees of the last will and testament of David F. Martin and Sherry Elizabeth Martin, as Executor

Being the same property conveyed to David F. Martin and wife, Norma L. Martin, as joint tenants with right of survivorship, by Warranty Deed from The Estate of Michael S. Clark, of record in Instrument No. 20090921-0087514, in the Register's Office of Davidson County, Tennessee, dated September 17, 2009 and recorded on September 21, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section IX, Phase II-D, as recorded in Plat Book 7900, Page(s) 520.

3. 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 Nine), Phase I Condominium of record in Book 8061, Page 341, Annexation record in Book 8494, Page 628, Book 8591, Page, Book 8666, Page 319251 and Book 8844, Page 642 (as Corrected in Book 8975, Page 89); 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.

4. Covenants, Conditions and Restrictions as set forth in Declaration of restrictive Covenants and By-Laws recorded in Book 7389, Page 924.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Stephen Sisco, 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 Jan. 3, 2024.

Custodian's Signature — 1/3/2024 date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3 day of January, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County