WARRANTY DEED

Karen Johnson Davidson County
Batch # 1101768 DEEDWARR
02/16/2024 09:42:19 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90

20240216-0010780

JM-CM-24-215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7.20.24
(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

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)
Carolyn Talley	**NEW OWNER**	
(NAME)	(NAME)	**142-05-0A-041.00-CO**
215 Plantation Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **KRISTI HARGROVE AND TERRY K. HARGROVE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLYN TALLEY, A SINGLE 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. G-1, on the Plan of Section 2, River Plantation Condominium Apartments, of recorded in Book 4460, Page(s) 136 and 137, Register's Office for Davidson County, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime as established by Master Deed of record in Book 4661, Page 334, Book 4661, Page 353, Book 4691, Page 906, Book 6354, Page 676, Book 6436, Page 389; restated in Instrument No. 20120828-0077595, and Instrument No. 20120828-0077603, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristi Hargrove and Terry K. Hargrove, wife and husband by Warranty Deed from Robin S. Hall, unmarried of record in Instrument No. 20140930-0089752 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on September 30, 2014.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 4460, Page (s) 136 and 137 and Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended and restated in Instrument No. 20120828-0077595, corrected in instrument No. 20121207-0113069, Instrument No. 20120828-0077603, Instrument No. 20180522-0048990 and Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee.
- Amendment to the By-Laws appended to Master Deed of record in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, Instrument No. 20120828-0077595 and Instrument No. 20180522-0048990, in the Register's Office for Davidson County, Tennessee.
- Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710 and amended in Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 745, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2274, Page 574, Book 2277, Page 619 and Book 3028 Page 605, 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: **215 Plantation Ct, Nashville, Tennessee 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 15th DAY OF FEBRUARY, 2024.

Kristi Hargrove

Terry K. Hargrove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTI HARGROVE, 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 15th of February, 2024.

Notary Public
My Commission Expires:
(SEAL)

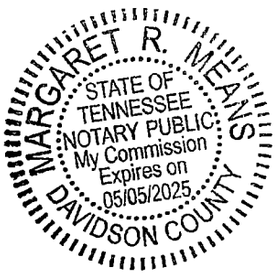


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY K. HARGROVE, 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 15th of February, 2024.

Notary Public
My Commission Expires:
(SEAL)



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