Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-168

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2024

Notary Public

Commission Expires: 10/11/2024

MONTGOMERY COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
TIARRA GRAYMAN

Karen Johnson Davidson County
Batch# 1103289 DEEDWARR
02/21/2024 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.13
20240221-0011905

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samantha Raphael 8207 Sawyer Brown Road, Unit #E6 Nashville, TN 37221	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	142-01-0A-032.00-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,

Julia D. Sanders, unmarried

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

Samantha Raphael, an unmarried 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:

Located in Davidson County, Tennessee, and being Unit No. E-6, in River Plantations, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, Page 59, of the Registers Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, Page 474, amended in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Julia D. Sanders, unmarried by Warranty Deed from William Hemmeter, Jr and wife, Marion B. Hemmeter of record in Book 5150, page 953, Register's Office for Davidson County, Tennessee, dated May 23, 1977 and recorded on May 24, 1977.

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: 8207 Sawyer Brown Road, Unit #E6, 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 12 day of February, 2024.

Julia D. Sanders by Joanna Nash, Attorney-In-Fact

Julia D. Sanders by Joanna Nash, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned notary public, **Joanna Nash,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Julia D. Sanders** and acknowledged that they executed the same as the free act and deed of the said **Julia D. Sanders,** pursuant to the Specific Power of Attorney recorded in Instrument No. 202402210011904, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 12 day of February, 2024.

Nancy J. Frazier
Notary Signature
My commission expires: 11/07/2027

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/12/24.

Affiant Signature – Joshua A. Terry

2/20/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/20/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27