Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240246913

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Karen Johnson
Batch # 1108460
03/07/2024 10:14:23 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20240307-0015856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 6th day of March, 2024.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elie Joseph Ghanem Trustee of the Elie Joseph Ghanem Revocable Living Trust dated March 4, 2024 and any amendments thereto 9203 Sawyer Brown Rd Nashville TN 37221	New Owner	Tax Parcel ID No. 142-13-0C-145.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth B. Mays, Successor Trustee of The Barbara H. Blake Revocable Trust dated February 07, 1989,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elie Joseph Ghanem, Trustee of the Elie Joseph Ghanem Revocable Living Trust dated March 4, 2024 and any amendments thereto**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 9203 (Parcel No. 145), together with the carport designated No 9203-C, in River Plantation, Section Eleven, Phase 6, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 6, Condominium Apartments, recorded in Instrument No. 20010905-0095982, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument No. 20010911-0098566, 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 Eleven, Phase 6, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20010131-0009315, and Plat of record in Instrument No. 20000918-0092190; and Section Eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument No. 20010905-0095982, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to The Barbara H. Blake Revocable Trust Date February 07, 1989 by Warranty Deed from Haury and Smith Contractors, Inc of record in Instrument No. 20030501-0058161 Register's Office for Davidson County, Tennessee, dated April 25, 2003 and recorded on May 01, 2003.

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 record.

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20010905-0095982, Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Phase Boundary Plat of record as Instrument Number 20010905-0095973, Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 7900, Page 745 and re-recorded in Plat Book 7900, Page 945, 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 th 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 of record in Book 10628, Page 661; Book 11029, page 592, Book 11156, page 361, Book 11332, page 184, Book 11432, page 903, Instrument No. 20000918-0092190 and subject property annexed by Instrument No. 20010911-0098566, Register's Office for Davidson County, Tennessee.
Homeowners Association Charter of record in Instrument Number 20100603-0043069, in the Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 10628, Page 677, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
Easement and Right of Way granted to the United States of America by Declaration of Taking of record in Book 2277, Page 619 and Book 3028, page 605, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for the River Plantation Sections 8-II Umbrella Association, Inc. of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 9203 Sawyer Brown Rd Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2024.

The Barbara H. Blake Revocable Trust dated February 07, 1989

BY: Elizabeth B. Mays
Elizabeth B. Mays, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth B. Mays as Successor Trustee of The Barbara H. Blake Revocable Trust dated February 07,1989, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2024.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026