Karen Johnson Davidson County
Batch# 1112857 DEEDWARR
03/19/2024 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240319-0019023

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $295,000.00.

Amanda Allen
Affiant

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Subscribed and sworn before me this the 14th day of March, 2024.

Carmen Coats
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William Hedden and Rhonda Hedden 925 General George Patton Road Nashville, TN 37221	Renasant Bank 2001 Park Place North #150 Birmingham, AL 35203	142-09-0C 925.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ALICE R. CANNON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM HEDDEN, UNMARRIED MAN AND RHONDA HEDDEN, MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A Condominium in Davidson County, Tennessee, being Apartment Unit No. 925, together with Carport designated No. 925-C in River Plantation, Section Five, Phase One, Lot Two, a Condominium a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee as shown on the Plat of River Plantation, Section Five, Phase One, Lot Two, Condominium Apartments, recorded in Book 5200, page 257, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5410, page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Alice R. Cannon, unmarried, by deed dated 05/19/1997, from Peggy J. Duke and Ward Haskell Duke, Jr., as fee simple interest, and Gertrude Kittrell Duke, as to a Life Estate, of record in Book 10461, page 409, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 925 General George Patton 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14 day of March, 2024.

Alice R. Cannon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alice R. Cannon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of March, 2024.

My commission expires: 6/14/26

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 14, 2024** (date of document).

Affiant Signature

March 19, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 19th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25