THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347290

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2024.

Notary Public
My Commission Expires: 7/7/27

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1126641
04/24/2024 11:17:30 AM
Fees: $13.00 Taxes: $1,221.00
20240424-0029538

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Smith and Jesse Taylor 8207 Sawyer Brown Road M-5 Nashville TN 37221	New Owner	Tax Parcel ID No. 142 01 0A 085.00

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, **Christine T. Coleman and Benjamin Jeffrey Coleman, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Smith and Jesse Taylor, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of RIVER PLANTATION, SECTION ONE, CONDOMINIUM APARTMENTS, of record in Plat Book 4460, Page 59, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. M-5 on said Plan together with the Carport designated No. M-5-C, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section One, Condominium in Book 4562, Page 474; Supplemental and Amendment in Instrument No. 20051020-0126564; amended in Instrument No. 20140219-0014288.

Being the same property conveyed to Christine T. Coleman and husband, Benjamin Jeffrey Coleman, by Warranty Deed from Gale M. Wilson, unmarried, of record in Instrument No. 20060731-0092354, in the Register's Office of Davidson County, Tennessee, dated July 28, 2006 and recorded on July 31, 2006.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section One, Condominium Apartments, as recorded in Plat Book 4460, Page(s) 59 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, River Plantation, as recorded in Plat Book 4460, Page 18.

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 One) Condominium of record in Book 4562, Page 474; Supplemental and Amendment in Instrument No. 20051020-0126564; amended in Instrument No. 20140219-0014288; 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.

This is improved property located at 8207 Sawyer Brown Road M-5 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 22nd day of April, 2024.

Christine T. Coleman

Benjamin Jeffrey Coleman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine T. Coleman and Benjamin Jeffrey Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2024.

SHIRA KINGREE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____