THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38120	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $412,000.00. Affiant Subscribed and sworn to before me this 26th day of April, 2024. Notary Public My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson
Batch # 1127020
04/25/2024 01:56:30 PM
Fees: $18.00 Taxes: $1,524.40

Davidson County
DEEDWARR
3 pgs

20240425-0030020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Watson 1112 General George Patton Road Nashville, TN 37221	Rocket Mortgage, LLC P.O. Box 6577 Carol Stream, IL 60197	Map and Parcel No.: 142090D15600CO

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, Don J. White, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jennifer Watson, a single woman ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1112 General George Patton Road, Nashville, TN 37221.

This is not the principal residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of April, 2024.

Don J. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 26th day of April, 2024.

Notary Public

My Commission Expires: 3/6/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1112, together with carport No. 1112-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, pages 359 and 360, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, and Instrument No. 20080423-0041324, amended by Scrivener's Affidavit of record in Instrument No. 20080429-0043657, amendment to ByLaws of record in Instrument No. 20060512-0056329, amended in Instrument No. 20100415-0028541, and Instrument No. 20230425-0030404 and Instrument No. 20231009-0079354, Register's Office for Davidson County, Tennessee.said Register's Office.

Being the same property conveyed to Don J. White by deed dated June 10, 2016 from Gavin K. Wallace, unmarried of record in Instrument No. 20160613-0059545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Six), of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172, Instrument No. 20080423-0041324, amended by Scrivener's Affidavit of record in Instrument No. 20080429-0043657, amendment to ByLaws of record in Instrument No. 20060512-0056329, amended in Instrument No. 20100415-0028541, and Instrument No. 20230425-0030404 and Instrument No. 20231009-0079354, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee.
5. Easement to USA of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
6. Charter of River Plantation Homeowner's Association, Section Six, of record in Instrument No. 20050415-0042393, Register's Office for Davidson County, Tennessee.
7. Easement to U.S. Sprint Communication Company of record in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.
8. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20121114-0104723, Register's Office for Davidson County, Tennessee.
9. Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20230714-0053914, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.