WARRANTY DEED

Karen Johnson Davidson County
Batch# 1127686 DEEDWARR
04/26/2024 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240426-0030259

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Diana Carpenter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/15/25
(AFFIX SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Charles Peter Lynch, Trustee, The Lynch Trust	NEW OWNER	142-05-0-A-068.00CO
(NAME)	(NAME)	
317 Plantation Court	317 Plantation Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Daniel Hugh Bell, Terrance Anthony Bell, and Mark Thomas Bell**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles Peter Lynch, Trustee of The Lynch Trust, dated December 5th, 2013**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. K-8, together with Carport No. K-8-C, on the plan of SECTION 2, RIVER PLANTATION, Condominium Apartments, of record in Plat Book 4460, Pages 136-137, Register's Office for Davidson County, Tennessee, and described in a Master Deed and By-Laws of record in Book 4661, Page334, as amended in Book 4691, Page 906, Book 6354, Page 676, and Book 6436, Page 389, and Amended and Restated in Instrument No. 20120828-0077595, corrected in Instrument No. 20121207-0113069, and Amended and Restated in Instrument No. 20120828-0077603, Instrument No. 20180522-0048990, and Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carl L. Bell, Jr. by Warranty Deed dated 10/19/2000 from Ruby Slayden, unmarried, of record in Instrument No. 20001023-0104924, Register's Office for Davidson County, Tennessee. Carl L. Bell, Jr. died intestate on August 17, 2023 leaving Daniel H. Bell and Mark Thomas Bell and Terrance A. Bell as his sole surviving heirs at law with Daniel H. Bell appointed as Administrator for the Estate of Carl Lester Bell, Jr. as evidenced by Letters of Administration filed under Docket No. 23P1771, in the Probate Court Clerk's Office for Davidson County, Tennessee. Affidavit of Heirship filed for record in Instrument No. 20240404-0023698, in the Register's OFfice for Davidson County, Tennessee.

This conveyance is subject to the following: Matters shown on plat of record in Plat Book 4460, Pages 136-137, Register's Office for Davidson County, Tennessee, Master Deed for River Plantation Section

Two of record in Book 4691, Page 906, Book 6354, Page 676, and Book 6436, Page 389, and Amended and Restated in Instrument No. 20120828-0077595, corrected in Instrument No. 20121207-0113069, and Amended and Restated in Instrument No. 20120828-0077603, Instrument No. 20180522-0048990, and Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee, Charter for River Plantation Section Two of record in Instrument No. 20100408-0026710, as amended in Instrument No. 20110831-0067570, Register's Office for Davidson County, Tennessee, Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee, Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page745, Register's Office for Davidson County, Tennessee, Grant of Easement to Comcast of record in Instrument No. 20130517-0050159, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 317 Plantation Court, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors and assigns forever; and we do 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 successors 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.

Effective the 24th day of April, 2024.

Daniel Hugh Bell

Terrance Anthony Bell

Mark Thomas Bell, by Daniel H. Bell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of April, 2024, before me personally appeared Daniel Hugh Bell and Terrance Anthony Bell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 1-21-26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of April, 2024 before me, the undersigned Notary Public in and for the County and Stateaforesaid, personally appeared Daniel H. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Mark Thomas Bell, pursuant to Instrument #20240417-0027470, Register's Office for Davidson County, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf.

Notary Public

My Commission Expires: 1-21-26

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202404260030259

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco , do hereby make oath that I am a licensed attorney and/or 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 April 24, 2024.

Affiant
Date: April 26, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of April 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY