WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,850.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-2026 (AFFIX SEAL)

G-P-23-414

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Richardson and Stella Richardson	**Same as New Owner**	
(NAME)	(NAME)	**142-09-0F-414-00-CO**
414 General George Patton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE SWANN JAFARI, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL RICHARDSON AND STELLA RICHARDSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit Number 414 together with the Carport designated No. C-414 of Condominium Apartments, Final Plat River Plantation, Phase II, Section VIII, a horizontal property regime established by Master Deed of record in Book 7417 at Page 396, the Plat of which is of record in Plat Book 6900 at Page 514, 515, 516 and 517, Plat amended in Book 6900-654 thru 657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Swann Jafari by Warranty Deed from Vickie E. Allen of record as Instrument No. 20110727-0057417 in the Register's Office for Davidson County, Tennessee, dated July 25, 2011 and recorded on July 27, 2011.

The above referenced propety was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- HOA Charter of record in Book 7402 Page 591 in the Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements contained in Master Deed of record in Book 7417 Page 396; as Supplemented in Instrument No. 20180529-0051185, in the Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20170921-0096904; as Amended in Instrument No. 20190501-0040495, in the Register's office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20200205-0013635 in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20221103-0118543 in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20230327-0021947 in the Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions and easements contained in the Declaration of Restrictions of record in Book 7389 Page 924 in the Register's Office for Davidson County, Tennessee, with any and all amendments thereto.
- Terms, conditions, provisions, restrictions and easements contained in Instrument No. 20090825-0079854 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1130734 DEEDWARR
05/03/2024 01:31:54 PM 2 pgs
Fees: $13.00 Taxes: $1,642.25
20240503-0032726

- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Plat Book 6900 Page 514; amended in Plat Book 6900 Page 654; and corrected by Surveyor's Certificate of Correction in Book 8123 Page 690 in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 7344 Page 438 in the Register's Office for Davidson County, Tennessee.
- Easement, and the terms, conditions, and provisions thereof of record in Instrument No. 20230413-0027102; as amended in Instrument No. 20230721-0056216, in the Register's Office for Davidson County, Tennessee.
- Easement, and the terms, conditions, and provisions thereof of record in Instrument No. 20230413-0027167; as amended in Instrument No. 20230721-0056217, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **414 General George Patton Drive , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 1st DAY OF MAY, 2024.

Katherine Swann Jafari by Margaret Means, Attorney in Fact

Katherine Swann Jafari by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KATHERINE SWANN JAFARI, and who acknowledged he/she/they executed the same as the free act and deed of the said KATHERINE SWANN JAFARI.

Witness my hand and official seal, this the 1st of May, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212