THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $365,000.00 Affiant Subscribed and sworn to before me, this 10 day of May, 2024. Notary Public My Commission Expires: 2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1133817
05/13/2024 08:32:49 AM
Fees: $13.00 Taxes: $1,350.50

Davidson County
DEEDWARR
2 pgs

20240513-0034795

WARRANTY DEED

Address New Owner: Donald Nicholas Daniels Amanda Michelle Daniels 8207 Sawyer Brown Road F6 Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 142-01-0A-038.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOANNE HART, A SINGLE WOMAN, RALPH HART, A MARRIED MAN, JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DONALD NICHOLAS DANIELS AMANDA MICHELLE DANIELS, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's 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 part of the Plan of River Plantation, Section One, Condominium Apartments, as of record in Book 4460, Page 59, Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. F-6 on the said Plan, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to River Plantation, Section One, Condominium.

Being the same property conveyed to Stephen Charles Fouche and Susan S. Fouche, as husband and wife by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20120709-0059957 Register's Office for Davidson County, Tennessee, dated July 05, 2012 and recorded on July 09, 2012.

Being the same property conveyed to Joanne Hart, a single woman, Ralph Hart, a married man, joint tenants with common law rights of survivorship by Warranty Deed from Stephen Charles Fouche and Susan S. Fouche, husband and wife of record in Instrument No. 20221025-0115788 Register's Office for Davidson County, Tennessee, dated October 17, 2022 and recorded on October 25, 2022.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **8207 Sawyer Brown Road F6**
Nashville, TN 37221

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 9 day of May, 2024.

JOANNE HART

RALPH HART

STATE OF CO)
)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RALPH HART AND JOANNE HART** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9 day of May 2024.

Sandra Brawley
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114052182
MY COMMISSION EXPIRES 8-18-2027

Notary Public
My Commission Expires: 8-18-2027