Name and Address of New Owner:
Send Tax Bills To:
Brent Grunfeld and Andrea Grunfeld
8542 Sawyer Brown Road
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1136326 DEEDWARR
05/17/2024 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20240517-0036785

This Instrument Prepared By:
Scott Daniel
Three Rivers Title, LLC
129 North Court Square
Waverly, TN 37185

Map & Parcel No: 142 09 0D 222.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MACHELLE NANETTE DAVIDSON, A SINGLE WOMAN,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BRENT GRUNFELD AND ANDREA GRUNFELD, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8542, on the Plan of River Plantation, Section X, Phase II C, together with Carport 8542-C, of record in Book 9700, Pages 143 and 144; amended in Book 9700, Pages 186 and 187, as shown on the Master Deed for River Plantation, Section 10, Phase One, of record in Book 9394, Page 598; Book 9780, Page 284; Book 9669 , Page 111; Book 10024, Page 409; Book 10136, Page 708; Book 10417, Page 348; and Instrument No. 20081203-0117317, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Machelle Nanette Davidson, a single woman by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20210727-0101187, in the Register's Office of Davidson County, Tennessee.

Property Address: 8542 Sawyer Brown Road Nashville, TN 37221

This conveyance is subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 9700, Page 143 and as amended in Plat Book 9700, Page 186, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation Section 10 Phase 1, of record in Book 9394, Page 598, and as amended in Instrument Number 200812030117317, and as

amended in Instrument Number 20190927-0098720, Register's Office for Davison County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2024.

Machelle Nanette Davidson (SEAL)
Machelle Nanette Davidson

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

On this 14th day of May, 2024, before me personally appeared Machelle Nanette Davidson, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2024.

William Altus Pryor
Notary Signature
My commission expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under TENN. CODE ANN. §67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$489,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Machelle Nanette Davidson
Affiant

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

Sworn to and subscribed before me this 14th day of May, 2024.

William Altus Pryor
Notary Signature
My commission expires: _____, 20__

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the 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 5/14/2024.

Affiant Signature – Joshua A. Terry

5/17/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/17/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27