WARRANTY DEED

G-SR-24-8620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1138455
05/22/2024 03:14:55 PM
Fees: $13.00 Taxes: $1,757.50

Davidson County
DEEDWARR
2 pgs

20240522-0038263

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Joan Guth	**New Owner**	
(NAME)	(NAME)	**142-13-0C-053.00**
8620 Sawyer Brown Road		
(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, **HELEN TOMASULO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOAN GUTH, A SINGLE PERSON,** 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:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 8620, in River Plantation, Section Ten, Phase 11- E, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase 11-E, Condominium Apartments, recorded in Plat Book 9700, pages 367 and 368, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10417, page 348, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase 11-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et. sec., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; Section Ten Phase 11-C; Section Ten, Phase II-D; and Section, Ten, Phase II-E, by annexation documents in Book 9780, page 284; Book 9669, page 111; Book 10024, page 409; Book 10136, page 708; and Book 10417, page 348, Amendment to Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One filed in Instrument Number 20081203-0117317, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nancy T. Hillin by Warranty Deed dated July 2, 2014 from Lisa D. Baltz, unmarried n/k/a Lisa D. O'Connor and Gary O'Connor, her husband, recorded July 8, 2014 in Instrument No. 201407080060126, in the Register's Office for Davidson County, Tennessee.

Nancy T. Hillin died testate on December 9, 2018. Her Last Will and Testament was admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee Probate Division under Docket 19P151. Pursuant to the terms of the aforesaid Will, Lisa H. Taylor was named Executor of the Estate of Nancy T. Hillin. Pursuant to Item 7(B) of said Last Will and Testament real estate was expressly included in the Decedent's estate thus empowering the Executrix of said Estate to sell and convey real estate, including this property.

Being the same property conveyed to John S. Cail, unmarried by Warranty Deed from Lisa H. Taylor, Executrix of the Estate of Nancy T. Hillin, dated May 24, 2019 and recorded May 30, 2019 in Instrument No. 20190530-0051139, Register's Office of Davidson County, Tennessee.

John S. Cail having died September 27, 2023. Helen Tomasulo is the surviving spouse and sole devisee of John S. Cail pursuant to the Last Will and Testament in Instrument No. 20240305-0015282, said Register's Office and admitted to probate in the Circuit Court for Davidson County, Tennessee Probate Division as Docket No. 23P1951.

This conveyance is subject to:
• Taxes for the year 2024 and subsequent years a lien, not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 9700, Page 368, Register's Office for Davidson County, Tennessee.
• Boundary Plat of record in Book 9700, Page 367, in the Register's Office for Davidson County, Tennessee.
• Plats of record in Book 7900, Page (s) 956 and 957, book 9700, pages 27 and 28, Book 9700, pages 143 and 144 as revised in Book 9700, pages 186 and 187, Book 9700, pages 203 and 204, Book 7900, pages 745 and 746 as re-recorded in Book 7900, pages 944 and 945, in the Register's Office for Davidson County, Tennessee.
• 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, through, or upon the land embracing the regime and buildings 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 Master Deed of River Plantation, Section Ten, Phase II-E of record in Book 9394, Page 958, Book 9669, page 111 as amended in Book 9780, page 284, Book 10024, page 409 and Book 10136, page 708 as amended in Book 10417, page 348 and Amendment to Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One filed in Instrument Number 20081203-0117317, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7389, Page 924, as amended in Book 8494, Page 628; Book 8591, Page 251 and Book 8666, Page 319, Register's Office for Davidson County, Tennessee.
• Charter of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
• Charter of River Plantation Sections 8-11 Umbrella Associations, Inc. of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
• By-Laws of River Plantation Homeowner's Association, Inc. of record in Book 6226, Page 18 and amended in Instrument No. 20081203-0117317, in the Register's Office for Davidson County, Tennessee.
• By-laws appended thereto of record in Book 4661, Page 334, Instrument No. 20120828-0077603, Instrument No. 20180522-0048991 and amendment to By-laws of record in Instrument No. 20081203-0117316 , in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 2274, Page 547 and Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
• A Perpetual Easement for Sanitary Sewer, Sewerage Force Main and Drainage of record in Book 7400, Page 792, 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: **8620 Sawyer Brown Road, 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 17 DAY OF MAY, 2024.

Helen Tomasulo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17 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