Karen Johnson Davidson County
Batch # 1140817 DEEDWARR
05/30/2024 08:36:23 AM 3 pgs
Fees: $18.00 Taxes: $1,419.47
20240530-0039956

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Preston Canady
8207 Sawyer Brown Rd, Unit C3
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**142-01**
GROUP	**A**
PARCEL	**015.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tara Simone Gray, Executor of the Estate of Barbara J. Cumming, deceased, Tara Simone Gray, individually and Bradley Justin Cumming,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Preston Canady, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **8207 Sawyer Brown Rd, Unit C3, 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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **24th** day of **May, 2024.**

Tara Simone Gray, executor

Tara Simone Gray, Executor

Tara Simone Gray

Tara Simone Gray, Individually

Bradley Justin Cumming, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tara Simone Gray, Executor of the Estate of Barbara J. Cumming, deceased, Tara Simone Cumming, Individually and Bradley Justin Cumming**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of May, 2024.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $383,640.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 6/21/2025

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. C-3 together with Carport No C-3-C, on the Plan of River Plantation, Section One, a Condominium Apartment, a Horizontal; Property Regime, as shown by plat and survey of record in Book 4460, page 59, Register's Office, Davidson County, Tennessee, as described in a Master Deed of record in Book 4562, page 474, supplement and amendment in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288, Register's Office, Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section One, a Condominium Apartment, contained in Master Deed and By-Laws appended thereto, of record in Book 4562, page 474, supplement and amendment in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288, Register's Office, 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 Barbara J. Cumming (now deceased) by Warranty Deed from Deborah Neill, unmarried of record in Instrument No. 20131106-0115150, Register's Office, Davidson County, Tennessee and devised to Tara Simone Gray, Executor of the Estate of Barbara J. Cumming, deceased, Tara Simone Gray, individually and Bradley Justin Cumming by Last Will and Testament of Barbara J. Cumming, deceased, (August 28, 2023) admitted to probate in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P-1826.