This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1143088 DEEDWARRSP
06/04/2024 12:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20240604-0041693

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Bethany Bell and Ellen Hopson	New Owner	
608 Rivercrest Way		085-14-0A-024.00-CO
Nashville, TN 37214		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Regions Bank Conservator of John D. Walker** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Bethany Bell and Ellen Hopson** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows: * both unmarried as joint tenants with full rights of survivorship

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of First Revision, River Crest, of record in Plat Book 9700, Page 465, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John D. Walker, unmarried, by Warranty Deed from Frank Batson Homes, Inc. of record in Book 11032, page 654, Register's Office for Davidson County, Tennessee, dated July 21, 1998 and recorded on July 23, 1998. Regions Bank is authorized to sign on behalf of John D. Walker as his Conservator, pursuant to the *Order to Approve Sale of Real Property*, filed in the Circuit Court for Davidson County, Tennessee in Docket No. 21P998.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **608 Rivercrest Way, Nashville, TN 37214**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 10th day of May, 2024.

In The Conservatorship Matter of
John D. Walker

By: Regions Bank
Its: Conservator

BY: _____
David P. Rogers, Vice President

State of Tennessee
County of Williamson

Before me, the undersigned notary for the State and County aforesaid, personally appeared David P. Rogers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Regions Band, the within named bargainor, and that he as such VICE President executed the foregoing instrument for the purpose therein contained by personally signing the name of David P. Rogers, as Vice President.

Witness my hand and official seal at office this 10th day of May, ~~2023.~~ 2024

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 10-4-27

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

_____
Affiant

Subscribed and sworn to before me this 10th day of May, ~~2023.~~ 2024

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 10-4-27

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2024 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 465 and 466, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10578, Page 683, as amended by Instrument No. 20170202-0011190, Register's Office for Davidson County, Tennessee.

4. Charter of record in Instrument Number 199912070300665, in the Register's Office for Davidson County, Tennessee.

5. Resolution of the Members of River Crest Homeowners' Association of record in Instrument Number 20170202-0011189, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11098, Page 294, in the Register's Office for Davidson County, Tennessee.

7. Conveyance of Open Space to River Crest Homeowners' Association of record in Instrument Number 20090514-0044346, in the Register's Office for Davidson County, Tennessee.

8. Subject to rights of others in and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/10/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

