Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547802

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2024.

Notary Public
My Commission Expires

Karen Johnson
Batch # 1145510
06/11/2024 07:59:38 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20240611-0043418

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Clissold and Margaret Clissold 8621 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-13-0C-054.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vicky Land, Executrix of The Estate of Jackie Lane** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Clissold and Margaret Clissold, as joint tenants with rights of survivorship and not as Tenants in Common**, ("Grantees"), their 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 Unit No. 86 2 1, on the Horizontal Property Regime for River Plantation, Section Ten, Phase II-E, as recorded in the Master Deed of record in Book 9394, page 598, Book 10417, page 348 and Instrument No. 20081203-0117317 and as shown on plat of record in Plat Book 9700, pages 367 and 368, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JACKIE LANE, by deed from B & C PARTNERSHIP, of record in Instrument No. 20110330-0024318, dated March 14, 2011, said Register's Office.

JACKIE LANE AKA JACKIE S. LANE having since died on or about October 12, 2023. Her Last Will and Testament, being filed in the Circuit Court of Davidson County, Tennessee (Probate Division), under Case No. 23P2252. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executrix.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 142-13-0C-054.00 CO.

Master Deed Established a Horizontal Regime of River Plantation, Section Ten, Phase One of record in Book 9394, page 598, Book 10417, page 348, and amended in Instrument No. 20081203-0117317, said Register's Office.

Amendment to By-Laws of record in Instrument No. 20190927-0098720, said Register's Office. Subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389, page 924, said Register's Office.

Matters shown on the Plan of record in Plat Book 9700, pages 367 and 368 , said Register's Office.

This is improved property located at 8621 Sawyer Brown Road Nashville TN 37221

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 10th day of June, 2024.

The Estate of Jackie Lane

Vicky Land

By: Vicky Land, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicky Land, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executrix of the Estate of Jackie Lane, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of June, 2024.

Kate Rosenthal

Notary Public

My Commission Expires: _____

