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

CRT File No. 24(

Karen Johnson
Batch # 1153933
07/03/2024 09:21:57 AM
Fees: $13.00 Taxes: $1,768.60

Davidson County
DEEDWARR
2 pgs

20240703-0050146

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $478,000.00.

Affiant

)scribed and sworn to before me, this 1st day of July, 24.

Notary Public
My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Kinnard and Sharon Kinnard 8525 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 09 0D 168.00

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, **Helen Martina Hailey, Successor Trustee of the Robert V. Hailey and Ann D. Hailey Living Trust dated June 3, 2004, and any amendments thereto** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Kinnard and Sharon Kinnard, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 8525, together with the Carport designated No. 8525-C, in RIVER PLANTATION, SECTION X, PHASE I, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of SUBDIVISION PLAT, RIVER PLANTATION, SECTION X, PHASE I, CONDOMINIUM APARTMENTS, recorded in Plat Book 7900, Pages 945-946 and Re-Recorded in Plat Book 7900, Pages 945-946, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of RIVER PLANTATION, SECTION X, PHASE I, CONDOMINIUM APARTMENTS, contained in the Master Deed and By-Laws as appended thereto, recorded in Book 9394, Page 598, et. Seq. and annexation documents in Book 9669, Page 111; Book 9780, Page 284; Book 10136, Page 708; Book 11029, Page 592 and Amendment to Bylaws of record in Instrument Nos. 20081203-0117316, 20190927-0098720 and Amendment to Master Deed of record in Instrument No. 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 Robert V. Hailey and Ann D. Hailey, Trustees of the Robert V. Hailey and Ann D. Hailey Living Trust dated June 3, 2004, and any amendments thereto by Quitclaim Deed from Robert V. Hailey and Ann D. Hailey, of record in Instrument No. 20050127-0010285, in the Register's Office of Davidson County, Tennessee, dated June 03, 2004 and recorded on January 27, 2005.

Being the same property conveyed to Robert V. Hailey and wife, Ann D. Hailey by Warranty Deed from Robin L. Rose, an unmarried woman, of record in Instrument No. 20020205-0015778, in the Register's Office of Davidson County, Tennessee, dated January 28, 2002 and recorded on February 05, 2002.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision Plat, River Plantation Section X - Phase I, as recorded in Plat Book 7900, Page(s) 745-746 and Re-Recorded in Plat Book 7900, Pages 944-945.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation, Section Ten, Phase One of record in Book 9394, Page 598 and annexation documents in Book 9669, Page 111; Book 9780, Page 284; Book 10136, Page 708; Book 11029, Page 592 and Amendment to Bylaws of record in Instrument Nos. 20081203-0117316, 20190927-0098720 and Amendment to Master Deed of record in Instrument No. 20081203-0117317; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 7389, Page 924.

Easement recorded in Book 2277, Page 619; Book 3028, Page 605; Book 7074, Page 493 (corrected in Book 7400, Page 792); Book 9304, Page 596; Book 9304, Page 599 and Book 9304, Page 604.

This is improved property located at 8525 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 1st day of July, 2024.

Robert V. Hailey and Ann D. Hailey Living Trust dated June 3, 2004, and any amendments thereto

BY: Helen Martina Hailey
Helen Martina Hailey, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Martina Hailey, and any amendments thereto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustees of the Robert V. Hailey and Ann D. Hailey Living Trust dated June 3, 2004, the maker or a 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 1st day of July, 2024.

Notary Public
My Commission Expires: _____

