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

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

ADDRESS NEW OWNER:
Ginger Lange
404 General George Patton Rd
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

Karen Johnson Davidson County
Batch # 1154267 DEEDWARR
07/08/2024 08:46:19 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240708-0050586

MORTGAGEE:

MAP	**142-09**
GROUP	**F**
PARCEL	**404.00co**

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, **Thomas Wade Bennett, Executor of The Estate of Barbara Jarman Bennett, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ginger Lange, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 404 together with Carport designated as 404-C of River Plantation, Section VIII, Phase II, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, of record in Book 6900, pages 514-517, as amended in Book 6900, pages 654-657, Register's Office, Davidson County, Tennessee, to which source reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Thomas Wade Bennett, Executor of The Estate of Barbara Jarman Bennett, deceased, with full power of sale, by Last Will and Testament of Barbara Jarman Bennett, deceased, Docket No. 22PR-12433, Chancery Court for Williamson County, Tennessee; and being the same property conveyed to Barbara Jarman Bennett by Executor's Deed from Thomas Wade Bennett, Executor of the Estate of Walter Norman Bennett, deceased (also known as Walter N. Bennett) of record in Instrument No. 20210511-0063178, Register's Office, Davidson County, Tennessee.

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 **404 General George Patton Rd, 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, her heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 **June, 2024.**

Thomas Wade Bennett, Executor of The Estate of Barbara Jarman Bennett, deceased

By: Thomas Wade Bennett - Executor
Thomas Wade Bennett, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Thomas Wade Bennett** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Executor** of **The Estate of Barbara Jarman Bennett, deceased,** the within named bargainor, a corporation, and that he as such, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

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

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
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 $395,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 9-2-24

My Commission Expires:

File #24-9726

