Karen Johnson
Batch # 1161326
07/24/2024 02:06:22 PM
Fees: $13.00 Taxes: $1,776.00
Davidson County
DEEDWARR
2 pgs
20240724-0055950

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3114

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of July, 2024

Notary Public

Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dwight Herschberger, Lisa Herschberger, and Kevin L. Warner 8706 Sawyer Brown Road Nashville, TN 37221	New Owner	142-13-0C-063.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Frederick J. Portier and Rebecca W. Portier, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dwight Herschberger and Lisa Herschberger, married to each other, and Kevin L. Warner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 8706, in River Plantation, Section Eleven, Phase One (1), a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of Final Plat of River Plantation, Section Eleven, Phase I, Condominium Apartments, recorded in Book 9700, Page 481 and 482, Register's office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, said 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 Eleven, Phase One (I) Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, et. seq., 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 Frederick J. Portier and Rebecca W. Portier, husband and wife by Warranty Deed from Kathy P. Burkhalter and Harry W. Peffen, III as Co-Executors for the Estate of Ann Workman Peffen of record in Instrument No. 20180418-0036433 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 18, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8706 Sawyer Brown Road, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 23rd day of July, 2024.

Frederick J. Portier

Frederick J. Portier

Rebecca W Portier

Rebecca W. Portier

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DW

On this 23rd day of July, 2024, before me personally appeared Frederick J Portier and Rebecca W. Portier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2024.

Notary Signature
My commission expires: 5·10·27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON