Karen Johnson Davidson County
Batch# 1163621 DEEDWARR
07/30/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,231.73
20240730-0057335

WARRANTY DEED

2024-07-1939

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,900.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29 day of July, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-16-2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Box and Melinda Box 8300 Sawyer Brown Road F-301 Nashville, TN 37221	OWNER	Map/Parcel 142-05-0B-033.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy G. Dale, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Box and Melinda Box, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit F-301 together with carport designated No. F-301-C on the Plan of Amended Section 3, River Plantation Condominium Apartments of records in Plat Book 4675, Pages 103 thru 105, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtment interest in the common elements of River Plantation (Section Three), a horizontal property regime established by Master Deed and By-Laws of record in Book 4784, Page 464, said Register's Office.

Being the same property conveyed to Kathy G. Dale, unmarried by Warranty Deed from Kathy Sabrina Downs, unmarried of record in Book 10514, page 539, Register's Office for Davidson County, Tennessee, dated June 30, 1997 and recorded on July 02, 1997.

This conveyance is subject to the following: Davidson County property taxes for 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8300 Sawyer Brown Road, F-301, 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 GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 29 day July, 2024.

Kathy G. Dale

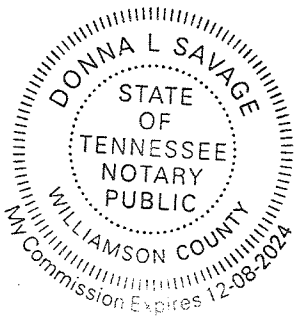
Kathy G. Dale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of July, 2024, before me personally appeared Kathy G. Dale, 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 26th day of July, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/29/2024.

Date

Affiant Signature

7/29/2024

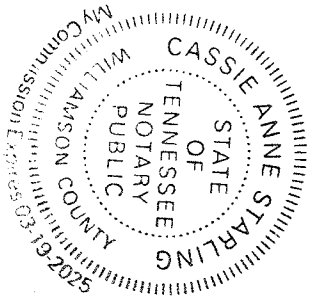
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of July, 2024.

Notary's Signature



My Commission Expires: _____

Date

Notary's Seal