Karen Johnson Davidson County
Batch# 1164650 DEEDWARR
07/31/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20240731-0058106

Name and Address of New Owner:
8300 Sawyer Brown Title Holding Trust
39 Halsey Drive
Old Greenwich, CT 06870

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24070966

Map and Parcel: 142-05-0B-109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan L. Angel, unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **8300 Sawyer Brown Title Holding Trust**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. S-306, on the plan of River Plantation Condominium Apartments, Section 3, according to Master Deed of record in Book 4784, page 464 and as amended in Book 5785, page 180 and Book 5840, page 663, in the Register's Office of Davidson County, Tennessee, and more particularly described Plat Book 4675, page(s) 75 through 77, inclusive as amended in Book 4675, page(s) 103 through 105, inclusive, and further amended in Book 6231, page 156 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ryan L. Angel, unmarried man by Warranty Deed filed for record on September 7, 2022 in Instrument Number 20220907-0100165, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Three of record in Book 4784, page 464 and as amended in Book 5785, page 180 and Book 5840, page 663; All matters as set forth per plat of record in Plat Book 4675, page(s) 75 through 77, inclusive as amended in Book 4675, page(s) 103 through 105, inclusive, and further amended in Book 6231, page 156; By-Laws as set forth in Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Three of record in Book 4784, page 464 and as amended in Instrument Number 20200729-0083523; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104719; Waiver of Exclusive Rights of record in Book 5840, page 663; Boundary Plat of record in Book 4675, page 102, Book 6231, page 156; Deed of Trust executed by Ryan L Angel, unmarried man to Trustee for F & M Bank dated September 2, 2022 and filed for record on September 7, 2022 in Instrument Number 20220907-0100166, said Register's Office, securing the original principal sum of $341,910.00; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 8300 Sawyer Brown Road, APT S-306, 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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 29 day of July, 2024.

Ryan L. Angel

State of Indiana

County of St Joseph

Personally appeared before me, Ryan L. Angel with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of July, 2024.

Notary Public
My Commission Expires: 5/17/2025

MARILYN REED
Notary Public - Seal
Elkhart County - State of Indiana
Commission Number NP0698304
My Commission Expires May 17, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $352,000.00.

Affiant Signature

Subscribed and sworn to before me, this 30th day of July, 2024.

Notary Public
My Commission Expires: 3/15/2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/30/24 (date of document).

Affiant Signature

7/31/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31 day of July, 2024.

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: ~~03/15/2025~~ 8/15/26
CW