THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748208**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,999.00. Cynthia Marshall Affiant Subscribed and sworn to before me, this 31st day of July, 2024. Notary Public My Commission Expires: 5-9-2026

Karen Johnson Davidson County
Batch# 1164872 DEEDWARR
08/01/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240801-0058406

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner: Cynthia Marshall 1019 Todd Preis Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 05 0C 037.00

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, **Thomas D. Henry and Ann Henry, as Co-Trustees of The Henry Trust Dated June 4, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia Marshall, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. T-401 together with the carport designated No. T-401-C on the Plan of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, of record in Plat Book 4860, Page(s) 17 through 19, inclusive, and as amended in Plat Book 4860, Pages 107 through 109, inclusive, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas D. Henry and Ann Henry, as Co-Trustees of The Henry Trust Dated June 4, 2019, by Warranty Deed from Mark Lewis Tant, Trustee of the BJT Living Trust UAD March 14, 2016, of record in Instrument No. 20211122-0154624, in the Register's Office of Davidson County, Tennessee, dated November 19, 2021, and recorded on November 22, 2021.

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 PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 4860, Page(s) 17-19 as amended in 4860, Page 107-109.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION FOUR, as recorded in Plat Book 4675, Page(s) 127.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS Condominium of record in Book 4892, Page 440, as amended record in Book 4956, Page 756; Instrument No. 20050128-0010626 and Supplement and Amendment recorded in Instrument No. 20050602-0062760; 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 Restrictions recorded in Instrument No. 20120313-0021667.

Easement for Grant of Gas Service Line or Fuel Line, recorded in Book 7776, Page 934.

Easement recorded in Book 2274, Page 547; Book 2277, Page 619; Book 3028, Page 605 and Book 3770, Page 6.

Corporate Resolution by the Board of Directors recorded in Instrument No. 20210707-0091247.

This is improved property located at 1019 Todd Preis Drive 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 30th day of July, 2024.

The Henry Trust Dated June 4, 2019

Thomas D Henry Co-Trustee
By: Thomas D. Henry, Co-Trustee

Ann Henry Co-Trustee
By: Ann Henry, Co-Trustee

STATE OF Newyork)
COUNTY OF Nassau)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas D. Henry and Ann Henry , 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 Co-Trustees of The Henry Trust Dated June 4, 2019, 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 30th day of July, 2024.

Marie D. DiP
Notary Public
My Commission Expires: 8/13/2026

MARIE G. DIPRIZITO
Notary Public, State of New York
No. 01DI4970545
Qualified in Nassau County
Commission Expires August 13, 2026

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. Lo-3390-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7/31/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/31/24

State of Tennessee

County of Davidson

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

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

