Karen Johnson Davidson County
Batch# 1166181 DEEDWARR
08/05/2024 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240805-0059068

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee (BH)
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Amanda Ahern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2024

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tanner Bryce Massengale	Guaranteed Rate, Inc.	142-05-0-A-143.00 CO
(NAME)	(NAME)	
606 Plantation Court	1806 W. Cuyler Ave. Ste. 1W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Samuel A. Berry, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tanner Bryce Massengale, an unmarried man, and Kailynn Beshears, an unmarried woman, and Gary Beshears, a married man, as joint tenants with rights of survivorship,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium unit situated in Davidson County, Tennessee, being Unit No. X-5, together with the carport designated No. X-5-C, River Plantation, Section Two, a condominium, a horizontal property regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two, Condominium Apartments, of record in Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 4661, Page 334; as amended and restated in Instrument No. 20120828-0077603; and as further amended and restated in Instrument No. 20180522-0048991, 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 property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, recorded in Book 4661, Page 334, as amended and restated in Instrument No. 20120828-0077603; and as further amended and restated in Instrument No. 20180522-0048991, 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 Samuel A. Berry, an unmarried man, by Warranty Deed from John McClure, a married man, joined by Angela McClure, dated March 31, 2021, of record in Instrument No. 20210405-0044080, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 606 Plantation Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The subject property has never been the marital residence of said Grantor.

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 I do covenant with the said GRANTEES 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 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 4460, page 80 and Book 4460, pages 136 and 137; The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, of record in Book 4461, page 334; Instrument No. 20120828-0077603 and Instrument No. 20180522-0048991; By-Laws of record in Book 4691, page 906; Book 6354, page 676; Book 6436, page 389; Instrument No. 20120828-0077595, corrected in Instrument No. 20121207-0113069 and Instrument No. 20180522-0048990; Charter of record in Instrument No. 20100408-0026710 and Instrument No. 20110831-0067570; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130517-0050159; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 30th day of July, 2024.

Samuel A. Berry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Samuel A. Berry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of July, 2024.

Notary Public
My Commission Expires: _____

File No.: 38668

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 30, 2024**.

Affiant Signature

August 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25