Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $382,000.00

Linda Clifton Nelson
Affiant

Subscribed and sworn to before me this 15th day of August, 2024.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1169018 DEEDWARR
08/14/2024 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20240814-0061886

Address of New Owner:	Send Tax Bills to:	Tax Information
Vincent N. Toscano and Lydia Esther Toscano 600 Plantation Court Nashville, TN 37221	Same	142-05-0A-146.00

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Linda Clifton Nelson, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Vincent N. Toscano and Lydia Esther Toscano, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. X-8 together with the carport designated number X-8-C on the plan of Section Two, River Plantation Condominium Apartments, of record in Plat Book 4460 Pages 136-137, and Master Deed of record in Book 4661 Page 334, amended in Book 4691 Page 906, Book 6354 Page 676, and corrected in Book 6436 Page 389, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of said property.

Being the same property conveyed to Linda Clifton Nelson, unmarried, by deed from Thomas J. Kush, unmarried of record in Instrument No. 20050519-0056432, Register's Office for Davidson County, Tennessee, and dated May 16, 2005.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of River Plantation Condominium Apartments of record in Plat Book 4460 Pages 136-137, and Master Deed of record in Book 4661 Page 334, amended in Book 4691 Page 906, Book 6354 Page 676, and corrected in Book 6436 Page 389 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 4661, Page 334, and amended and restated in Instrument No. 20120828-0077603, and amended in Instrument No. 20180522-0048991 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 600 Plantation Court, 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of August, 2024.

Linda Clifton Nelson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 13th day of August, 2024, before me personally appeared Linda Clifton Nelson, 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 13th day of August, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202408140061886

I, Sheri Engel, 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 this 13th day of August, 2024

Sheri Engel

Dated 8/13/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 13th day of August, 2024

My commission expires: 2-7-27

Notary Public

