THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748267** Karen Johnson Davidson County Batch # 1172007 DEEDWARRSP 08/19/2024 12:09:27 PM 2 pgs Fees: $13.00 Taxes: $1,739.00 20240819-0063469	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2024. Notary Public My Commission Expires:

COURTNEY ALBERT DICKSON COUNTY OF NOTARY PUBLIC STATE OF TENNESSEE COMM. EXPIRES 09-24-2024

COURTNEY ALBERT DICKSON COUNTY OF NOTARY PUBLIC STATE OF TENNESSEE COMM. EXPIRES 09-24-2024

SPECIAL WARRANTY DEED

Address New Owner: Harriet J. Jordan 734 General George Patton Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 09 0F 734.00

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, **Regions Bank, Executor of the Estate of Forrest Wilson Wattenbarger, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harriet J. Jordan, unmarried,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 734, together with the carport designated as No. 734-C, on the Amended CONDOMINIUM APARTMENTS Final Plan of RIVER PLANTATION, SECTION VIII, PHASE II, as established by Master Deed of record in Book 7417, Page 396, as amended in Instrument No. 20170921-0096904 and Instrument No. 20190501-0040495; as supplemented and amended in Instrument No. 20180529-0051185, and as shown on the Plan of record in Plat Book 6900, Pages 514, 515, 516 and 517, as amended in Plat Book 6900, Pages 654, 655, 656 and 657, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Forrest Wilson Wattenbarger, Jr., a single person, by Warranty Deed from Joyce C. Cooper, a single person, of record in Instrument No. 20180803-0076642, in the Register's Office of Davidson County, Tennessee, dated August 02, 2018 and recorded on August 03, 2018. The said Forrest Wilson Wattenbarger, Jr. died on November 23, 2022, testate. The Last Will and Testament of Forrest Wilson Wattenbarger, Jr. filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Probate Case No. 23P70. Letters of Testamentary dated February 1st, 2023 appointed Regions Bank as Executor of the Estate of Forrest Wilson Wattenbarger, Jr. The Last Will and Testament of Forrest Wilson Wattenbarger, Jr. specifically empowers the Executor to convey real property.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM APARTMENTS, RIVER PLANTATION, PHASE II, SECTION VIII, as recorded in Plat Book 6900, Page(s) 514-517 and amended in Plat Book 6900, Pages 654-657.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY PLAT OF RIVER PLANTATION INCLUDING PHASE II -

SECTION VIII, as recorded in Plat Book 6900, Page(s) 397, as corrected in Book 8123, Page 690.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Eight, Phase II) Condominium of record in Book 7417, Page 396, as amended in Instrument No. 20170921-0096904 and Instrument No. 20190501-0040495 and supplemented in Instrument No. 20180529-0051185; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924.

Easement recorded in Instrument No. 20230721-0056216 and Instrument No. 20230721-0056217.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7344, Page 438.

Rules and Regulations recorded in Instrument No. 20230327-0021947.

This is improved property located at 734 General George Patton Road 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, through or under it but no further or otherwise.

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 14th day of August, 2024.

The Estate of Forrest Wilson Wattenbarger, Jr.
By: Regions Bank, Executor

_____
By: David P. Rogers
Its: Vice President

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Rogers with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Vice President of Regions Bank, Executor of the Estate of Forrest Wilson Wattenbarger, Jr., 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 14th day of August 2024.

_____
Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025