THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848484** Karen Johnson Davidson County Batch # 1175838 DEEDWARR 08/30/2024 09:33:11 AM 2 pgs Fees: $13.00 Taxes: $1,446.70 20240830-0066833	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $391,000.00 Affiant Subscribed and sworn to before me, this 29th day of August, 2024. Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marcia Denise Germino 979 Todd Preis Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 05 0D 053.00

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, **Joseph Dean and Emily Dean, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marcia Denise Germino , unmarried**, ("Grantees"), its 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, Unit No. L-405, together with the Carport designated No. L-405-C, in RIVER PLANTATION, PHASE ONE, SECTION FOUR, CONDOMINIUM APARTMENTS, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, PHASE ONE, SECTION FOUR, CONDOMINIUM APARTMENTS, recorded in Plat Book 4860, Pages 17, 18 and 19, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office, 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 said condominium apartments contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, Page 456, as amended in Instrument No. 20050128-0010626, said 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 Joseph Dean and Emily Dean, husband and wife, by Warranty Deed from Maria Dongas, married, of record in Instrument No. 20180402-0030198, in the Register's Office of Davidson County, Tennessee, dated March 27, 2018 and recorded on April 02, 2018.

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 RIVER PLANTATION, PHASE ONE, SECTION FOUR, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4860, Page(s) 17-19 as amended in Plat Book 4860, Pages 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 as revised in Plat Book 4860, Page 16.
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 FOUR) of record in Book 4892, Page 440, as amended in 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.
Easement for Gas Service Line or Fuel Line, recorded in Book 7776, Page 934.
Easement recorded in Instrument No. 20230413-0027088.
Corporate Resolution by the Board of Directors recorded in Instrument No. 20210707-0091247.

This is improved property located at 979 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 29th day of August, 2024.

Joseph Dean

Emily Dean

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Dean and Emily Dean, 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.

Witness my hand, at office, this 29th 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