Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1180349
09/11/2024 10:32:09 AM
Fees: $18.00 Taxes: $1,653.90

Davidson County
DEEDWARR
3 pgs

20240911-0070047

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$447,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2024.

Notary Public

My commission expires: 11-8-27
(AFFIX SEAL)

BRITTNEY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carolyn Reed		**142-09-0H-141.00co**
9003 Sawyer Brown Road	new owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bernard L. McGehee, Trustee of the McGehee Family Trust, joined by Bernard L. McGehee and wife, Billie G. McGehee and Judy H. McGehee, individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn Reed, married

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:

BEING Unit No. 9003, together with the Carport designated No. 9003-C, in River Plantation, Section IX - Phase IIF, Condominium Apartments, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Nine), Phase I, Condominiums, of record in Book 8061, Page 341, and Annexation of Section IX, Phase II-F, of record in Book 9247, Page 951, and as amended in Book 9326, Page 713, and in Supplement and Amendment in Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 8061, Page 357, as amended in instrument No. 20180501-0041146, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the River Plantation, Section IX - Phase IIF, Condominium Apartments, of record in Book 7900, Pages 672 and 673, said Register's Office, for a more complete identification and description of such Unit.

Being the same property vested in Clofton Lloyd McGehee and wife, Margaret Weimar McGehee by Warranty Deed dated January 27, 1995, from Haury and Smith Contractors, Inc., of record in Book 9584, Page 812, said Register's Office for Davidson County, Tennessee. Clofton Lloyd McGehee has since died on June 27, 2008, and said property vested in Margaret Weimar McGehee, as the surviving tenant by the entirety. The said Margaret Weimar McGehee quitclaimed her interest in said property to the McGehee Family Trust, Bernard McGehee, Co-Trustee by Quitclaim Deed dated September 30, 2013, of record in Instrument No. 20140124-0006957, said Register's Office for Davidson County, Tennessee.

The McGehee Family Trust (the "Family Trust"), which was the Grantee in the said deed recorded as Instrument No. 20140124-0006957, said Register's Office (the "2014 QCD"), was established pursuant to the Last Will and Testament of Clofton Lloyd McGehee, which Will was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Case No. 08P-1352. Even though the above described property (a) did not pass through the Estate of Clofton Lloyd McGehee and (b) was not otherwise devised through or under the Will of Clofton Lloyd McGehee, the 2014 QCD nonetheless had the

effect to vest title in the Family Trust. The ultimate beneficiaries of the Family Trust are or were (i) Bernard L. McGehee and his wife, Billie G. McGehee (holding a fifty (50%) percent share of the beneficial interest under the Family Trust as tenants by the entirety) and (ii) Michael E. McGehee and his wife, Judy H. McGehee (holding a fifty (50%) percent share of the beneficial interest under the Family Trust as tenants by the entirety). The said Michael E. McGehee died January 4, 2023, and Judy H. McGehee is vested in the fifty (50%) percent share of the beneficial interest under the Family Trust which had previously been held jointly by Michael E. McGehee and wife, Judy H. McGehee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 7900, Pages 672 and 673, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **By-Laws of River Plantation, Section Nine, Phase I, Homeowners' Association, Inc., of record in Book 8061, Page 357, as amended in Instrument No. 20180501-0041146, said Register's Office for Davidson County, Tennessee.**

3) **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, and 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 building 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 (Section Nine), Phase I, Condominiums, of record in Book 8061, Page 341, and Annexation of Section Nine, Phase II-F, of record in Book 9247, Page 951, and as amended in Book 9326, Page 713, and in Supplement and Amendment of record in Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee.**

4) **A perpetual easement for sanitary sewer, sewerages force main, and drainage of record in Book 7400, Page 792, Register's Office for Davidson County, Tennessee.**

5) **Declaration of Restrictive Covenants and By-Laws for River Plantation Sections 8-11, Umbrella Association, of record in Book 7389, Page 924, said Register's Office.**

6) **Charter of River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7402, Page 591, said Register's Office.**

7) **Charter of River Plantation Section Nine Condominium Homeowners' Association, Inc., of record in Instrument No. 20041105-0133835, said Register's Office.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes, not yet due and payable.**

This is Improved property, known as 9003 Sawyer Brown Road, 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 GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Witness my/our hand(s) this 10th day of September, 2024.

Bernard L. McGehee, Trustee of the McGehee Family Trust

Bernard L. McGehee

Billie G. McGehee

Judy H. McGehee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bernard L. McGehee, Trustee of the McGehee Family Trust,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, in his capacity of Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **September, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Bernard L. McGehee and wife, Billie G. McGehee and Judy H. McGehee,** the within named Grantors, 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 and official seal at Nashville, Tennessee, this **10th** day of **September, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY