This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4198-TM

Karen Johnson Davidson County
Batch# 1185188 DEEDWARR
09/24/2024 07:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240924-0073817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2024.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sharon L. Ferraraccio 523 General George Patton Road Nashville, TN 37221	Bank of England PO Box 3490 Little Rock, AR 72203	142 09 0F 523.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ronald T. Chambers, Executor and Sole Beneficiary of Estate of Nadine G. Chambers**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sharon L. Ferraraccio, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 523, together with the Carport designated No. 523-C, in RIVER PLANTATION, SECTION VIII, PHASE II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION VIII, Phase II, Condominium Apartments, recorded in Plat Book 6900, Pages 514 thru 517 as amended in Plat Book 6900, Pages 654 thru 657, Register's Office, Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, et seq, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Nadine G. Chambers, a widow, by Warranty Deed from Nelda A. Bates, unmarried of record in Book 8161, Page 973, in Register's Office of Davidson County, Tennessee, dated July 27, 1990 and recorded on July 27, 1990. The said Nadine G. Chambers died on March 27, 2024 intestate, devising subject property to Ronald Thomas Chambers as her sole heir at law. Affdavit of Heriship recording simultaneously herewith in Instrument No. 202409240073815, and Instrument No. 202409240073816, Register's Office of Davidson County, Tennessee.

This is improved property located at: **523 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 20th day of September, 2024.

GRANTOR:

Estate of Nadine G. Chambers

By: Ronald T. Chambers

Ronald T. Chambers, Executor and Sole Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald T. Chambers, Executor and Sole Beneficiary of Estate of Nadine G. Chambers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of September, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **September 20, 2024**

Affiant Signature

09/23/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **September 23, 2024**

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY