Karen Johnson Davidson County
Batch# 1195044 DEEDWARR
10/17/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20241017-0080655

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948923**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$455,000.00~~. Phyllis Childs Affiant Subscribed and sworn to before me, this 16th day of October, 2024. Michelle W Locke Notary Public My Commission Expires: 9/14/25

MICHELLE W. LOCKE * NOTARY PUBLIC * STATE OF TENNESSEE * WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Phyllis Childs 1060 General George Patton Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 09 0D 129.00

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, **Christy M. Irwin now known as Christy M. Zinchini,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phyllis Childs, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1060, together with the Carport designated No. 1060-C, in RIVER PLANTATION, SECTION SIX, PHASE ONE, A CONDOMINIUM APARTMENTS; a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Plat Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, described and established in a Master Deed recorded in Book 5794, page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329 and Instrument No. 20080423-0041324, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed, By-Laws and Rules and Regulations appended thereto, recorded in Book 5794, page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329 and Instrument No. 20080423-0041324; Instrument No. 20100415-0028541, Instrument No. 20230425-0030401 and 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; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Christy M. Irwin, An Unmarried Woman, by Warranty Deed from John Ignacio And Geraldine Ignacio, Husband And Wife, of record in Instrument No. 20180420-0037394, in the Register's Office of Davidson County, Tennessee, dated April 19, 2018 and recorded on April 20, 2018.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION SIX, PHASE ONE, A CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 359-360.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX RIVER PLANTATION, as recorded in Plat Book 5200, Page 347 and amended in Instrument No. 20100322-0021024.

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 SIX) Condominium of record in Book 5794, page 526, as supplemented in Instrument No. 20050504-0050172 and 20080423-0041324 as Corrected in Instrument No. 20080429-0043657; as amended in Instrument No. 20060512-0056329; Instrument No. 20100415-0028541, Instrument No. 20230425-0030401 and Resolution recorded in Instrument No. 20231009-0079354; 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 recorded in Instrument No. 20121114-0104723.

This is improved property located at 1060 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.

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 16th day of October, 2024.

Christy M. Zinchini

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christy M. Zinchini, 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 16th day of October, 2024.

CHADA PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 10-16-2024 (date of document).

Karla I Kard
Affiant Signature

10/172024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of Oct, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

