THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

| **Address New Owner(s)** | **Send Tax Bills To** | **Map-Parcel No.** |
|---|---|---|
| Christiana M. Berryessa, Trustee<br>4920 Yorkshire Road<br>Nashville, TN 37211 | Susan Hammond-White<br>8722 Sawyer Brown Rd.<br>Nashville, TN 37221 | 142 13 0C 087.00 |

## Quitclaim Deed to Trustee

Grantor: Susan Hammonds-White and Walter White, wife and husband
Grantee: Christiana M. Berryessa, Trustee of the Irrevocable Trust of Walter Howard White III and Susan E. Hammonds-White, dated November 6, 2024.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8722, together with the carport designated No. 8722-C, in River Plantation, Section Eleven, phase 1A, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 1A, condominium Apartments, recorded in Book 9700, Page 694, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11029, Page 592, Register's Office for Davidson County, Tennessee, and Plat Book 9700, Page 482, 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 Eleven, Phase 1A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 482, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation documents of record in Book 11156, Page 361, and Plat Book 9700, Page 748, Section Eleven, Phase 3, by annexation document in Book 11332, Page 184, and Plat Book 9700, Page 835 said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River plantation Sections 8-11 umbrella Association, Inc., of record in Book 7389, Page 924, Plat in Book 7900, Pages 745, et. seq., as re-recorded in Book 7900, Page 945 Register's office for said County.

Being the same property conveyed to Susan Hammonds-White and Walter White, wife and husband by deed from Don Bailey and Annette O. Bailey, husband and wife, of record in Instrument Number 20170329-0030328, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 8722 Sawyer Brown Road, Nashville, TN 37221.

Susan Hammonds-White and Susan E. Hammonds-White are one and the same person.

Walter White and Walter Howard White III are one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Karen Johnson Davidson County
Batch# 1203336 DEEDQC
11/12/2024 02:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241112-0087947

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

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 recorded in Plat Book 9700, Page(s) 694, Plat Book 9700, Page 482 and Boundary Plat recorded in Plat Book 9700, Page 515.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7389, Page 924.

Charter of River Plantation Sections 8-11 Umbrella Association, Inc. and River Plantation Section 11 Condominiums Homeowners Association. Inc. recorded in Book 7402, Page 591 and Instrument No. 20100603-0043069.

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 ELEVEN, PHASE ONE of record in Book 10628, Page 661 and Book 11029, Page 592; 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.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Susan Hammonds-White, Grantor

Walter White, Grantor

State of Tennessee
County of Sumner

On November 6, 2024, before me personally appeared Susan Hammonds-White, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

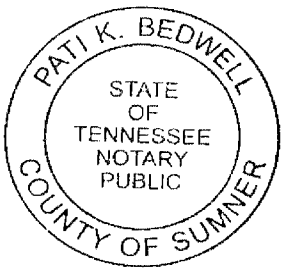
Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

On November 6, 2024, before me personally appeared Walter White, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Pati K. Bedwell
Notary Public
My commission expires: 4/26/2027




State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Christiana Berryessa
Christiana M. Berryessa, Trustee
Grantee

Sworn to and subscribed before me on November 8, 2024.

Pati K Bedwell
Notary Public
My commission expires: 4/26/2027

**TRUE Copy Certification**

I, Hope Campbell, 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 November 6, 2024.

Hope Campbell
Signature

11/6/2024
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on November 6, 2024.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 4/26/2027

