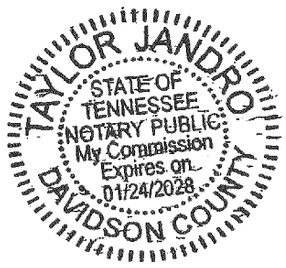
Karen Johnson Davidson County
Batch# 1203419 DEEDWARR
11/12/2024 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20241112-0088066

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 (374,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
KARLA M. MARTALOCK (NAME)	**NEW OWNER** (NAME)	**142 05 0A 084.00**
417 PLANTATION COURT NASHVILLE, TN 37221 (ADDRESS)	**417 PLANTATION COURT NASHVILLE, TN 37221** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 6th day of November, 2024, the undersigned, **JACQUELINE C. FULLER, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KARLA M. MARTALOCK, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **417 PLANTATION COURT, NASHVILLE, TN 37221** and more particularly described as follows:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, to-wit:

Unit No. N-2, together with the Carport designated No. N-2-C, in RIVER PLANTATION, (SECTION TWO), A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Two Condominium Apartments, recorded in Book 4460, pages 136 and 137, and described in a Master Deed, recorded in Book 4661, page 334, as amended in Instrument No. 20120828-0077603, Instrument No. 20180522-0048991, amendment to bylaws recorded in Book 4691, Page 906, Book 6354, Page 676, Correction of Amendment to By-Laws recorded in Book 6436, Page 389, Amended and Restated recorded in Instrument No. 20120828-0077595, and Scrivener's Affidavit recorded in Instrument No. 20121207-0113069; Instrument No. 20180522-0048990, of the Register's Office for Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to Jacqueline C. Fuller, Unmarried, by Warranty Deed from John E. Johnson, Unmarried, and Jennifer J. Walker, Unmarried, of record in Instrument No. 20071203-0139977, in the Register's Office of Davidson County, Tennessee, dated November 30, 2007, and recorded on December 03, 2007.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of November, 2024.

GRANTOR: JACQUELINE C. FULLER

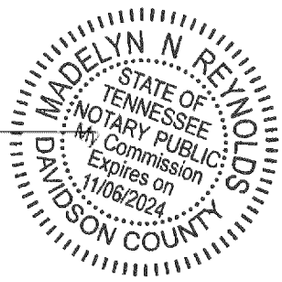
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JACQUELINE C. FULLER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 6th day of November, 2024.

Notary Public

My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 November 6th, 2024.

Affiant Signature

10/06/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6th day of November, 2024.

Notary Public

Notary's Seal:

