WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207159 DEEDWARR
11/20/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20241120-0090484

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Sondra Mounger
Notary Public
Maury County, State of Tennessee
My Commission Expires January 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David A. Buell and Grace Louise Buell	NEW OWNER	142-09-0-F-503.00CO
(NAME)	(NAME)	
503 General George Patton Rd	503 General George Patton Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cameron James Drury and Gabriela Anne Carter, now Drury, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David A. Buell and Grace Louise Buell, a married couple**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 503, together with carport designated 503-C, on the plan of AMENDED, CONDOMINIUM APARTMENTS, FINAL PLAT, RIVER PLANTATION, PHASE II SECTION VIII, of record in Plat Book 6900, Pages 514-517, as amended in Plat Book 6900, Pages 654-657, Register's Office for Davidson County, Tennessee, and further described in a Master Deed Establishing a Horizontal Property Regime of River Plantation (Section Eight, Phase II), of record in Book 7417, Page 396, as amended in Instrument No. 20170921-0096904, Instrument No. 20180529-0051185, and Instrument No. 20190501-0040495, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cameron James Drury and Gabriela Anne Carter, husband and wife, by Warranty Deed dated 09/26/2019 from Noah Henscheid and Hanna Henscheid, husband and wife, of record in Instrument No. 20190930-0099538, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plats of record in Plat Book 6900, Page 397, as corrected in Book 8123, Page 690, and Plat Book 6900, Pages 514-517, as amended in Plat Book 6900, Pages 654-657, Register's Office for Davidson County, Tennessee.

Master Deed and Bylaws of record in Book 7417, Page 396, as amended in Instrument No. 20170921-0096904, Instrument No. 20180529-0051185, and Instrument No. 20190501-0040495, Register's Office for Davidson County, Tennessee.
Rules and Regulations for River Plantation Section VIII, Phase II of record in Instrument No. 20230327-0021947, Register's Office for Davidson County, Tennessee.
Declaration of Restrictive Covenants and Bylaws for River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, Register's Office for Davidson County, Tennessee.
Charter of River Plantation Sections 8-11 Umbrella Association of record in Book 7402, Page 591, Register's Office for Davidson County, Tennessee.
Conveyance of common area to the HOA of record in Instrument No. 20090825-0079854, Register's Office for Davidson County, Tennessee.
TVA easements of record in Book 2277, Page 619, Book 2274, Page 549 and Book 3028, Page 605, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7344, Page 438, Register's Office for Davidson County, Tennessee.
Easements to Piedmont Natural Gas of record in Instrument No. 20230721-0056216 and Instrument No. 20230721-0056217, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 503 General George Patton Rd. Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

Effective the 19th day of November, 2024.

Cameron James Drury

Gabriela Anne Carter Drury

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Cameron James Drury and Gabriela Anne Carter Drury, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2024.

Notary Public

Printed Name: the undersigned

My Commission Expires: 4/10/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200, Franklin, TN 37064

Certificate of Authenticity

I, Sondra Mowgey, 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 11/19/2024.

Date

Affiant Signature

11/19/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of November, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY