Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1207729 DEEDWARR
11/21/2024 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241121-0091218

39-B
File #24-1288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela Marie Jackson, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **CLOUD NINE TN RENTALS, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Unit No. 9141, together with the Carport designated No. 9141-C, in RIVER PLANTATION, SECTION IX, PHASE II-A CONDOMINIUM APARTMENTS, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION IX, PHASE II-A CONDOMINIUM APARTMENTS, FINAL PLAT recorded in Plat Book 7900, Page 324-325, as Revised in Plat Book 7900, Page 476 a seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, et seq., 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 IX, Phase II-A Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Pages 341-356, as amended in Book 9326, Page 713; Instrument No. 20180501-0041146; and as supplemented in Instrument No. 20041124-0140994; 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.. This conveyance 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, Register's Office for said County and annexation document of record in Book 8494, Page 628, said Register's Office.

Being the same property conveyed to Angela Marie Jackson, a single person, by Quitclaim Deed from John C. Jackson, of record in Instrument No. 20191101-0112808, in the Register's Office of Davidson County, Tennessee, dated October 16, 2019 and recorded on November 01, 2019.

Being the same property conveyed to Angela Marie Jackson, a single person, by Quitclaim Deed from J. Richard Garrett, Trustee, of record in Instrument No. 20190827-0086400, in the Register's Office of Davidson County, Tennessee, dated August 23, 2019 and recorded on August 27, 2019.

Being the same property conveyed to J. Richard Garrett, Trustee, by Quitclaim Deed from John C. Jackson, of record in Book 11360, Page 476, in the Register's Office of Davidson County, Tennessee, dated July 09, 1998 and recorded on March 01, 1999.

Being the same property conveyed to V. Joan Sullivan, a single person, by Warranty Deed from Haury and Smith Contractors, Inc, of record in Book 8627, Page 126, in the Register's Office of Davidson County, Tennessee, dated May 14, 1992 and recorded on May 15, 1992. The said Vivian Joan Sullivan died on February 13, 1995 leaving subject property to John C. Jackson. Also see the Affidavit of Heirship recorded in Book 10984, Page 889, in the Chancery court of Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 9141 Sawyer Brown Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
CLOUD NINE TN RENTALS, LLC 8249 Ambrose Court Brentwood TN 37027	CLOUD NINE TN RENTALS, LLC 8249 Ambrose Court Brentwood TN 37027	142-09-0H-073.00

WITNESS THE EXECUTION HEREOF this 8th day of November, 2024.

Angela Marie Jackson

State of Tennessee
County of Davidson

On this 8th day of November, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela Marie Jackson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/2026

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON

State of Tennessee
County of Shelby

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 340,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of November, 2024.

Notary Public

My Commission Expires: _____

JOSEPH CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

Tennessee Certification of Electronic Document

I, Alan Alsobrook, 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 11/08/2024 (date of document).

Affiant Signature

11/08/2024
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 08 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27