THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049223**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00. Affiant Subscribed and sworn to before me, this 25th day of November, 2024. Notary Public My Commission Expires: 5.28.28

LISSA CROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1208577 DEEDWARR
11/26/2024 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20241126-0092456

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janna Tolle 1082 General George Patton Road Nashville TN 37221	Mortgage Investors Group 8320 East Walker Springs Lane Ste 200 Knoxville, TN 37923	Tax Parcel ID No. 142-09-0D-078.00 CO

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, **Jordan P. Hall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janna Tolle, an unmarried person**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1082, together with the Carport designated No. 1082-C, in River Plantation Condominium Apartments, Section Six-Phase One, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, and as established by a Master Deed for River Plantation (Section Six) Condominiums, of record in Book 5794, Page 526, and supplement and amendment of record in Instrument No. 20050504-0050172, in Instrument No. 20080423-0041324, and Scrivener' s Affidavit in Instrument No. 20080429-0043657, Register' s Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation Condominium Apartments, Section Six-Phase One, of record in Book 5200, Pages 359 and 360, said Register' s Office, for a more complete identification and description of such Unit.

Being the same property conveyed to JORDAN P. HALL, by deed from TERRANCE L. SIMONSON AND WIFE, LORNA C. SIMONSON, of record in Instrument No. 20170802-0078381 , dated July 28, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 142-09-0D-078.00 CO.

Matters shown on the Boundary Plat of record in Plat Book 5200, page 347, as amended as Instrument No. 20100322-0021024, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, pages 359 and 360, said Register's Office. Master Deed of record in Book 5794, page 526, as supplemented and amended as Instrument No. 20050504-0050172, and as supplemented and amended as Instrument No. 20080423-0041324, as corrected by Scrivener's Affidavit of record as Instrument No. 20080429-0043657, said Register's Office.

By-Laws as set out in the Master Deed of record in Book 5794, page 526, as amended as Instrument Nos. 20060512-0056329 and 20100415-0028541, said Register's Office.

Notice of Restrictive Covenants Violation of record as Instrument No. 20120612-0051165, said Register's Office.

Easement granted unto Comcast of Nashville I, LLC of record as Instrument No. 20121114-0104723, said Register's Office.

This is improved property located at 1082 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 25th day of November, 2024.

Jordan P. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan P. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 25, 2024.

Affiant

Date: November 25, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of November, 20 24

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY