Karen Johnson Davidson County
Batch# 1213835 DEEDWARR
12/10/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20241210-0095943

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149274**	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 10th day of December, 2024. Notary Public My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: The Glenn Stophel Trust dated November 24, 2015 617 Plantation Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 05 0A 131.00

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, **Annette S. Pilcher, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Glenn Stophel Trust dated November 24, 2015**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being No. W-1, together with the Carport designated No. W-1-C, in RIVER PLANTATION, SECTION 2, CONDOMINIUM APARTMENTS, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section 2, Condominium Apartments, recorded in Book 4460, Pages 136 and 137, Register's Office for said County and described in a Master Deed of record in Book 4661, Page 334, 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 property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, Page 334 as amended in Instrument No. 20120828-0077603 and Instrument No. 20180522-0048991, amended to By-Laws recorded in Book 4691, Page 906, and Book 6354, Page 676, as Corrected in Book 6436, Page 389; Further amendment to By-Laws recorded in Instrument No. 20120828-0077595, also see Scrivener's Affidavit recorded in Instrument No. 20121207-0113069; Instrument No. 20180522-0048990, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Annette S. Pilcher, an unmarried woman, by Warranty Deed from Jeffrey B. Clark and Janet E. Clark, Trustees of The Clark Revocable Living trust u/a/d August 12, 2016, of record in Instrument No. 20170810-0081847, in the Register's Office of Davidson County, Tennessee, dated August 08, 2017, and recorded on August 10, 2017.

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.

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 of RIVER PLANTATION, SECTION 2, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page(s) 136 and 137.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION SECTION TWO, as recorded in Plat Book 4460, Page(s) 80.

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 TWO) of record in Book 4661, Page 334, as amended in Instrument No. 20120828-0077603 and Instrument No. 20180522-0048991, amended to By-Laws recorded in Book 4691, Page 906, and Book 6354, Page 676, as Corrected in Book 6436, Page 389; Further amendment to By-Laws recorded in Instrument No. 20120828-0077595, also see Scrivener's Affidavit recorded in Instrument No. 20121207-0113069; Instrument No. 20180522-0048990; 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.

Easement for Broadband Communication, recorded in Instrument No. 20130517-0050159.

Charter for River Plantation (Section Two), Inc. recorded in Instrument No. 20100408-0026710 and Instrument No. 20110831-0067570.

Conveyance to South Central Bell Telephone Company recorded in Book 4861, Page 763.

This is improved property located at 617 Plantation Court 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 10th day of December, 2024.

Annette S. Pilcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Annette S. Pilcher, 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 10th day of December, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 23552-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12/10/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/10/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th **day of** December, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

