WARRANTY DEED

Karen Johnson Davidson County
Batch # 1218360 DEEDWARR
12/19/2024 11 35 56 AM 2 pgs
Fees $13 00 Taxes $1,443 00

20241219-0098711

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF DECEMBER, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES 05/08/28

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT PREPARED BY
Jim R Vanderpool, P C , 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3330LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
MaryLauren Hicks and Ross Hicks	Churchill Mortgage Corp.	142 13 0C 171 00
9220 Sawyer Brown Road	1749 Mallory Ln., #100	
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CLACK C. NELMS, JR. AND EHA NELMS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARYLAUREN HICKS AND ROSS HICKS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE EXHIBIT "A"

This is improved property known as 9220 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(S), their heirs and/or assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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

Witness my hand on the 16th day of December, 2024.
Clack C. Nelms, Jr., by Tamsyn Dreps, as his Attorney-in-Fact
Clack C Nelms, Jr , by Tamsyn Dreps,
as his Attorney-in-Fact
Eha Nelms, by Tamsyn Dreps, as his Attorney-in-Fact
Eha Nelms, by Tamsyn Dreps,
as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 16th day of December, 2024, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Tamsyn Dreps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Clack C Nelms and Eha Nelms for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Clack C Nelms and Eha Nelms

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires 9.21.27

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

24-3330LA

EXHIBIT A - LEGAL DESCRIPTION

Tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Unit No 9220, together with the carport designated No 9220-C, in River Plantation, Section Eleven, Phase 5, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 5, Condominium Apartments, recorded in Instrument No 20000918-0092190, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Instrument No 20010131-0009315, Register's Office for Davidson County, Tennessee, to which reference is hereby made together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed

Being the same property conveyed to Clack C Nelms and Eha K Nelms, husband and wife, by Warranty Deed from Daniel J Nohl and Anne J Nohl, husband and wife, dated June 1, 2018, and recorded June 11, 2018, of record in Instrument No 20180611-0055929 in the Register's Office for Davidson County, Tennessee

This instrument is being executed in behalf of Clack C Nelms, Jr pursuant to a power of attorney executed by the same on the June 30th, 2021, and being filed for in Instrument # 20212707-0091072, Register's Office for Davidson County, Tennessee

This instrument is being executed in behalf of Eha Nelms pursuant to a power of attorney executed by the same on the June 30th, 2021, and being filed for in Instrument # 20212707-0091073, Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

1 Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2 (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records

3 Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1

4 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No 20000918-0092190, of the Public Records of Davidson County, Tennessee

5 Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Book 10628, page 661 and amended in Instrument Nos 20010131-0009315 and 20191206-0126310, of the Public Records of Davidson County, Tennessee

5 Declaration of Covenants, Conditions, Liens, Easements and Restrictions for River Plantation, Sections 8-11 Umbrella Association , including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7389, Page 924, of the Public Records of Davidson County Tennessee

6 Annual Assessments and Special Assessments as set forth in the Master Deed Establishing A Horizontal Property Regime Of River Plantation, Section Eleven, Phase One of record in Book 10628, Page 661, of the Public Records of Davidson County, Tennessee

7 Assessments as set forth in the Declaration of Restrictive Covenants and By-Laws For River Plantation Sections 8-11 Umbrella Association of record in Book 7389, Page 924, of the Public Records of Davidson County, Tennessee

8 Declaration of Covenants, Conditions, Liens, Easements and Restrictions for River Plantation, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7074, Page 493, and as corrected in Book 7400, Page 792 of the Public Records of Davidson County, Tennessee

9 As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons

10 All matters shown on survey prepared by John W Sullivan Co dated May 17, 1985

11 Easements as set forth in the Master Deed Establishing A Horizontal Property Regime Of River Plantation, Section Eleven, Phase One of record in Book 10628, Page 661, made applicable by Instrument No 20010131-0009315, of the Public Records of Davidson County, Tennessee

12 Easement and right-of-way granted to the United States of America acting by and through its agent, the Tennessee Valley Authority, for the purpose of construction, operation and maintenance of electric power transmission line and/or lines by Declaration of Taking of record in Book 2277, page 619, said Register's Office, as fully and finally confirmed by Judgment of record in Book 3028, page 605, said Register's Office

13 Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion

14 The rights of others in and to the use of the waters of Harpeth River located on the premises and the natural flow thereof

15 Rights of adjoining owners to party wall(s) located partly on the Land

16 Subject to rights of others in and to the common areas and/or elements

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-ACR-24-9220