THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF SUMNER
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8184-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,700.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2025. Notary Public MY COMMISSION EXPIRES: 3/1/25 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1229536 DEEDWARR 01/23/2025 10:15:30 AM 3 pgs Fees: $18.00 Taxes: $1,427.09 20250123-0005257	

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Ruth Kelly	New Owner	
1028 General George Patton Road	"	142-09-0D-097.00-CO
Nashville, TN 37221	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Juli A. Goforth, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Ruth Kelly, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1028, together with the Carport designated No. 1028-C, of River Plantation, Section Six, Phase One, a Condominium Development, as shown on the plat of River Plantation Section Six, Phase One, Condominium Apartments, recorded in Plat Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-01, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation, Section Six, Phase One, and described in Master Deed recorded in Book 5794, page 526, Supplement and Amendment to Master Deed and By-Laws 20050504-0050172 Supplement and Amendment to Master Deed 20080423-0041324, and as corrected in 20080429-0043657, By-Laws First Amendment to By-Laws of record in 20060512-0056329, Second Amendment to By-Laws of record in 20100415-0028541 and Third Amendment to By-Laws of record in Instrument No. 20230425-0030401, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof.

Being the same property conveyed to Juli A. Goforth, a single woman, by Warranty Deed from James A. Terrell, Executor of The Estate of Rubye Odil Hipps, of record as Instrument No. 20200422-0042347 Register's Office for Davidson County, Tennessee, dated April 15, 2020, and recorded on April 22, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 1028 General George Patton 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

Witness our hands this the 21st day of January, 2025.

Juli A Goforth

Juli A. Goforth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juli A. Goforth,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of January, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 1/21/25 (date of document).

Affiant Signature

1/21/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 21st day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202501230005257