This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23641-AP



Karen Johnson Davidson County
Batch# 1231083 DEEDWARR
01/28/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250128-0006571

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2025.

Notary Public
My Commission Expires: 11/15/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Catherine E. Eaton Shawn Starr Briggs 111 Plantation Court Nashville, TN 37221	Same	142-05-0A-006-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lisa Blackmon, Conservator for Margaret Eileen Blackmon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Catherine E. Eaton an unmarried woman and Shawn Starr Briggs, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment located in Davidson County, Tennessee, and being further known as Unit No. A-6, together with the carport designated No. A-6-C, and together with the appurtenant common elements of River Plantation, Section Two, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 4661, page 334; as amended and restated in Instrument No. 20120828-0077603; and as further amended and restated in Instrument No. 20180522-0048991; and as further amended in Instrument No. 20241210-0095977, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws, as amended, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site plan of River Plantation, Section Two, Condominium Apartments, of record in Book 4460, pages 136 and 137, said Register's Office; and Boundary Plat of record in Book 4460, page 80 said Register's Office, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Margaret Eileen Blackmon, unmarried by Warranty Deed from Myrtis McNeal, widowed, dated October 31, 2014, recorded November 4, 2021, of record in Instrument No. 20141104-0101934, Register's Office for Davidson County, Tennessee. Lisa Blackmon was appointed as Conservator for Margaret Eileen Blackmon in the Conservatorship of Margaret Eileen Blackmon, Docket No. 24P868 Circuit Court for Davidson County, Tennessee.

This is improved property located at: **111 Plantation Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 27th day of January, 2025.

GRANTOR:

Lisa Blackmon as Conservator for Margaret Eileen Blackmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa Blackmon the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Margaret Eileen Blackmon ("Principal"), as Conservator and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 27th day of January, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

Certificate of Authenticity

I, Joshua A. Terry, 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 11/27/25.

Affiant Signature – Joshua A. Terry

11/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/28/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27