WARRANTY DEED

Karen Johnson Davidson County
Batch# 1234687 DEEDWARR
02/06/2025 08:17:30 AM 2 pgs
Fees: $13.00 Taxes: $1,494.80
20250206-0008954

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $404,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY/RETURN TO
Vanderpool Law, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3332LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joan Zubik	NEW OWNER	142 09 0H 109.00
9015 Sawyer Brown Road	8405 Lakarie Drive	
Nashville, TN 37221	Oklahoma City, OK 73132	

FOR AND IN 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, WE,

LINDA J. GROVES, AN UNMARRIED WOMAN

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

JOAN ZUBIK, AN UNMARRIED WOMAN AND JAMES GREEN, A MARRIED MAN, JOINT TENANTS WITH RIGHTS OF SURVIVIORSHIP

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

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 9015, River Plantation, Section IX, Phase 11-D, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase 11-D, a Condominium, a Horizontal Property Regime recorded in Plat Book 7900, pages 519 and 520, said Register's Office, and described in a Master Deed recorded in Book 8061, page 341, as amended in Book 9326, Page 713, and Instrument 20041124-0140994, made applicable by Book 8844, page 642, as corrected in Book 8975, page 89, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Linda J. Groves, an unmarried woman, by Warranty Deed from Joseph D. Dillingham and Shannon L. Dillingham, husband and wife, dated May 24, 2019, and recorded May 30, 2019, of record in Instrument No. 20190530-0051317, in the Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf Linda J. Groves of pursuant to a power of attorney executed by the same on 01/26/2025, and of record in Instrument No. 20250127-0006152 Registers Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1.Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records between the date of signing and recording; 2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records; 3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records; 4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records; 5. Any lien, or right to a lien, for services, labor, equipment, or materials previously or subsequently furnished, imposed by law and not shown by the Public Records; 6. Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land, which may arise by lease, grant, exception, conveyance, reservation or other means, and any associated private rights, privileges, immunities, right-of-way, or easements, whether or not those interests or rights appear in the Public Records or are shown on Schedule B; 7. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable; 8. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1; 9. Covenants, conditions, restrictions, easements and other matters as shown on the plat(s) recorded in Plat Book 7900, Page 519 and 520 of the Public Records of Davidson County, Tennessee; 10. Master Deed and Bylaws of River Plantation Homeowners Association recorded in Public Records Book 8061, Page 341, and amended in Public Records Book 9326, Page 713, and Instrument Nos. 20041124-0140994 and 20180501-0041146, made applicable by Book 8844, Page 642, and corrected in Book 8975, Page 89, all in the Public Records of Davidson County, Tennessee; 11. 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; 12. 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;

13. As to all Restrictions set forth above, the following is added: 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 covenant(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; 14. Easement and right-of-way granted to the United States of America, acting by and through its agent the Tennessee Valley Authority, for the construction, operation, and maintenance of electric power transmission line(s) 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; 15. Any enlargement or loss of Land by reason of accretion, reliction, avulsion, or erosion; 16. The rights of others in and to the use of the waters of Harpeth River located on the premises and the natural flow thereof; 17. Rights of adjoining owners to party wall(s) located partly on the Land; 18. Subject to rights of others in and to the common areas and/or elements; and 19. All matters shown on the survey prepared by John W. Sullivan Co. dated May 17, 1985.

This is Improved property known as 9015 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 31st day of January, 2025.

Linda J. Groves by

Jim R. Vanderpool, her attorney in fact.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jim R. Vanderpool , 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 Linda J. Groves 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 Linda J. Groves.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of January, 2025.

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7-26-25

I Lisa Allard, 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 January 31, 2025.

January 31, 2025

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this January 31, 2025.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028