Karen Johnson
Batch # 1240094
02/24/2025 08:30:36 AM
Fees $17.00 Taxes $0.00
Davidson County
DEEDQC
3 pgs
20250224-0013243

I hereby swear, or affirm, that the actual consideration for this transfer is $-0-.

Affiant

Sworn to and subscribed before me on this 13th day of February, 2025.

Notary Public

My Commission Expires: 2/17/2026

SANDRA H. DREADEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS

The property is identified on the records of the Tax Assessor as Map-Parcel Number(s) 142-09-0F-513-00.

The name and address of the new owner and to whom the tax statement should be sent is Renee Muha and Benjamin Pace Muha, 210 Airport Road, Waverly, Tennessee 37185.

This instrument prepared by Porch, Peeler, Williams & Thomason, Attorneys, 102 South Court Square, Waverly, Tennessee 37185.

This deed was prepared from information furnished by the grantor and no examination of title was requested or performed

QUITCLAIM DEED

For a valuable consideration in hand paid, the receipt of which is hereby acknowledged, I, RENEE MUHUA, hereby release, remise and quitclaim unto BENJAMIN PACE MUHUA, a one-half undivided interest in and to the following described property:

> A certain condominium apartment in Davidson County, Tennessee being Unit No. 513, together with the carport designated No. 513-C, in River Plantation, Section VIII, Phase II, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, and Book 8123, page 690, as amended in Book 6900, Page 654, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Page 396, amended in instrument No.

20170921-0096904, Instrument No. 20180529-0051185, Instrument No. 20190501-0040495 and Instrument No. 20200205-0013635, et seq., 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 apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master Deed and By Laws appended thereto, recorded in Book 7417, Page 396, amended in Instrument No. 20170921-0096904, Instrument No.20180529-0051185,Instrument No. 20190501-0040495 and Instrument No 20200205-0013635, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made apart hereof, the same as through copied herein. This conveyance is also subject to the Covenants, conditions and Restrictions for the River Plantation Section 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said county.

Being the same property conveyed to Renee Muha by Warranty Deed from Erick J. Hernand and Natalie Wood, husband and wife, of record as Instrument No. 20230612-0044554 in the Register's Office of Davidson County, Tennessee, dated June 9, 2023 and recorded on June 12, 2023.

This is improved property located at: 513 General George Patton Road, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restriction, declarations and easements of record; 5) building restriction; and 6) other matters of public records.

This 13th day of February, 2025.

Renee Muha

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

Personally appeared before me, a Notary Public in and for said County and State, the within named RENEE MUHA, the bargainor, 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 and official seal this 13th day of February, 2025.

Sandra H. Dreaden
Notary Public

My Commission Expires:

2/17/2026

