# WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Sydney Combs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2025.

C. Loy Carney
Notary Public
MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1242626 DEEDWARR
03/03/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20250303-0015789

File #25-TL-9102-O

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Nolan Combs and Sydney Combs** | **Legacy Home Loans, LLC DBA Steadfast Mortgage** | |
| (NAME) | (NAME) | |
| **9102 Sawyer Brown Road** | **408 Highway 76** | **142 09 0H 030.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | **White House, TN 37188** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**P. ANDREW COMMISKEY AND J. BRANDEE ANDERSON, HUSBAND AND WIFE,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**NOLAN COMBS AND SYDNEY COMBS, HUSBAND AND WIFE,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9102, together with the Carport designated No. 9102-C, in River Plantation, Section IX, Phase I, a Condominium, a Horizontal Property Regime, as shown on the plat of RIVER PLANTATION, SECTION IX, PHASE I, Condominium Apartments, recorded in Book 7900, Page 98, et seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341 and amended in Book 9326, Page 713 and Supplemental recorded in Instrument No. 20041124-0140994, and Second Amendment to the By-Laws recorded in Instrument No. 20180501-0041146, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to P. Andrew Commiskey and J. Brandee Anderson, husband and wife, by Warranty Deed from Ryan Allen Sievers and Chelsie Kohns Sievers, husband and wife, of record in Instrument No. 20221219-0130666, in the Register's Office of Davidson County, Tennessee, dated December 16, 2022 and recorded on December 19, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of RIVER PLANTATION PHASE I - SECTION IX, as recorded in Plat Book 7900, Page(s) 98.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION SECTION IX TRACT I, RIVER PLANTATION, PHASE I - SECTION IX, as recorded in Plat Book 7900, Page 97, as corrected in Book 8123, Page 692.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Nine), Phase I Condominium of record in Book 8061, Page 341, as amended in Book 9326, Page 713; supplemented and amended in Instrument No. 20041124-0140994 and amendment to bylaws in Instrument No. 20180501-0041146; also subject to easements, rights and interests 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 building thereon.
* Charter of River Plantation Sections 8 - 11 Umbrella Association, Inc. recorded as Book 7402, Page 591.
* Charter of River Plantation Section Nine Condominiums Homeowners' Association, Inc. recorded as Instrument No. 20041105-0133835.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **9102 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 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 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/our hand(s) this the 28th day of February, 2025.

P. Andrew Commiskey

J. Brandee Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me personally appeared P. Andrew Commiskey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2025.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 28th day of February, 2025, before me personally appeared J. Brandee Anderson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

## True Copy Certification

I, **Tammy Carney,** 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 this the 28 day of February, 2025.

Affiant Signature

Date 2-28-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

