THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250115** Karen Johnson Davidson County Batch # 1244541 **DEEDWARR** 03/10/2025 09 59 19 AM 2 pgs Fees $13 00 Taxes $1,406 00 20250310-0017717	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2025. Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2026

WARRANTY DEED

Address New Owner: The Crowell Living Trust 8807 Sawyer Brown Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 13 0C 077.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jimmy D. Taylor and wife, Dorris J. Taylor** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Michael Crowell and Linda Crowell, Co-Trustees of the Crowell Living Trust dated May 12, 2013, as amended**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit number 8807 together with carport number 8807-C in RIVER PLANTATION SECTION ELEVEN, PHASE ONE, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road, recorded on the Plat of record in Plat Book 9700, Pages 481 & 482, Register's Office for Davidson County, Tennessee and described in the Master Deed recorded in Book 10628, Page 661 amended in Instrument No. 20191206-0126310, Annexations recorded in Book 11029, Page 592, Book 11156, Page 361, Book 11332, Page 184, and at Instrument No. 20010131-0009315 and Instrument No. 20010911-0098566, said Register's Office, to which references are hereby made.

Being the same property conveyed to Jimmy D. Taylor and wife, Dorris J. Taylor, by Warranty Deed from Henrietta Ki Szmyd-Hogan, joined by her spouse, John P. Hogan, of record in Instrument No. 20121011-0093214, in the Register's Office of Davidson County, Tennessee, dated October 10, 2012, and recorded on October 11, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION SECTION XI, PHASE ONE, as recorded in Plat Book 9700, Page(s) 481-482.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION SECTION X - PHASE 1, as recorded in Plat Book 7900, Page 745 as re-recorded in Plat Book 7900, Page 945.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION SECTION XI - PHASE IA, as recorded in Plat Book 9700, Page 694. 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 XI, PHASE ONE Condominium of record in Book 10628, Page 661 as amended in Instrument No. 20191206-0126310; Annexations in Book 11029, Page 592; Book 11156, Page 361; Book 11332, Page 184; Instrument No. 20010131-0009315 and Instrument No. 20010911-0098566.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924.

Easement recorded in Book 2277, Page 619 and Book 3028, Page 605.

Charter for River Plantation Sections 8-11 Umbrella Association, Inc. recorded in Book 7402, Page 591.

Charter for River Plantation Section Eleven Condominiums Homeowners Association Inc. recorded in Instrument No. 20100603-0043069.

This is improved property located at 8807 Sawyer Brown Road Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of March, 2025.

Jimmy D. Taylor

Dorris J. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jimmy D. Taylor and Dorris J. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2025.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025