RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1260105
04/15/2025 09 46 56 AM
Fees $13 00 Taxes $995 30

Davidson County
DEEDWARR
2 pgs

20250415-0028513

DM-DI-25-8207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000 00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gordon D. Sheucraft	OWNER	
(NAME)	(NAME)	**142-01-0A-093 00-CO**
8207 Sawyer Brown Road #N5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **ELIZABETH A. YATES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GORDON D. SHEUCRAFT, AN UNMARRIED MAN,** 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·

Unit No N-5, in River Plantation, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, and supplement and amendment in Instrument No 20051020-0126564 and Instrument No 20140219-0014288, of the Register's Office of Davidson County, Tennessee to which reference is hereby made.

Being the same property conveyed to Elizabeth A Bone, unmarried by Warranty Deed from Mary K Berlin, unmarried of record in Book 6093, page 254, Register's Office for Davidson County, Tennessee, dated July 11, 1983 and recorded on July 12, 1983

Being the same property conveyed to William L Rosenberg, Trustee, by Quitclaim Deed from Elizabeth N Bone, unmarried, of record in Book 6107, Page 911, Register's Office for Davidson County, Tennessee, dated August 2, 1983 and recorded on August 2, 1983.

Being the same property conveyed to Frank W Bone and wife, Mary Verona Bone and Elizabeth A. Bone, as joint tenants with the rights of survivorship, by Quitclaim Deed from William L Rosenberg, Trustee, of record in Book 6107, Page 911, Register's Office for Davidson County, Tennessee, dated August 2, 1983 and recorded on August 2, 1983

Said Frank W Bone having deceased on or about April 9, 1993, vesting Mary Verona Bone and Elizabeth A Bone as surviving tenants

Being the same property conveyed to Elizabeth A Bone n/k/a Elizabeth A Yates, married by Quitclaim Deed from Mary Verona Bone, unmarried of record in Instrument No 20110829-0066430 Register's Office for Davidson County, Tennessee, dated April 20, 2011 and recorded on August 29, 2011.

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land
- Easements or claims of easements not shown by the Public Records
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment
- Subject to all matters shown on Plat recorded in Book 4460, Page 59 and Boundary Plat in Book 4460, Page 18

- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4562, Page 474, supplement and amendment in Instrument No 20051020-0126564 and Instrument No 20140219-0014288, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument No 20050818-0098515, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 753, in the Register's Office for Davidson County, Tennessee
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **8207 Sawyer Brown Road #N5, Nashville, Tennessee 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 14 DAY OF APRIL, 2025

Elizabeth A. Yates by John Daniel Shires Attorney-in-Fact
Elizabeth A Yates by John Daniel Shires as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN DANIEL SHIRES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELIZABETH A YATES, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH A YATES

Witness my hand and official seal, this the 14th of April, 2025

Adam H. Jefferson
Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

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Nashville, TN 37212