Karen Johnson Davidson County
Batch# 1264934 DEEDWARR
04/25/2025 08:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,470.75
20250425-0031828

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38600-04-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: **$397,500.00**. Affiant Subscribed and sworn to before me this 22nd day of April, 2025. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2028

WARRANTY DEED

Address New Owner: Celia Armstrong, Jeffery Armstrong 1354 General George Patton Road Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 142090E14000CO

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, **Stefani Renee Apa-Webb, married, formerly known as Stephanie Apa** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Celia Armstrong and Jeffery Wade Armstrong, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1354 General George Patton Road, Nashville, TN 37221.

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

Walter H. Webb, spouse of the Grantor, joins in the execution of this instrument in order to convey any interest that he holds in the subject property.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 22nd day of April, 2025.

Stefani Renee Apa-Webb, formerly known as Stephanie Apa

Walter H. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stefani Renee Apa-Webb, formerly known as Stephanie Apa, and Walter H. Webb 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 22nd day of April, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1354, together with the Carport designated No. 1354-C, on the Plan of Section Seven, Phase One, River Plantation Condominium Apartments, of record in Plat Book 5200, pages 705 and 706, amended in Plat Book 6392, page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

Being the same property conveyed to Stephanie Apa, unmarried, by deed dated October 18, 2017 from Keith A. Kelley, unmarried, of record in Instrument No. 20171023-0108366, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 142090E14000CO.
2. By-Laws of River Plantation (Section Seven), of record in Book 6226, page 18, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation Section Seven, of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 2274, page 547, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 22. 2025.

Affiant Signature

25th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028