WARRANTY DEED

Karen Johnson
Batch # 1265263
04/28/2025 10.24 52 AM
Fees $13 00 Taxes $1,509 60

Davidson County
DEEDWARR
2 pgs

20250428-0032355

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joel Thomas King and Gail June King	NEW OWNER	
(NAME)	(NAME)	
717 General George Patton Road		142-090F-71700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ALICIA L. WILLIAMS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOEL THOMAS KING AND GAIL JUNE KING, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Unit No. 717, together with the Carport designated No. 717-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, 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, pages 396, 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, pages 396-438, amended at Instrument Nos. 20170921-0096904 and 20190501-0040495; supplemented and amended at Instrument No. 20180529-0051185, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Condition and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to John R. Williams, Sr. and wife, Alicia L. Williams, by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 7870, Page 290, in the Register's Office of Davidson County, Tennessee, dated June 20, 1989, and recorded on June 21, 1989. John R. Williams, Sr. died on March 8, 2008. Surviving spouse Alicia L. Williams as tenancy by the entirety.

Tamara Williams Fogarty here signed as Attorney in fact for Alicia L. Williams. Said Power of Attorney is of record Instrument No. 20250421-0029750 in the Register's office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-619

unimproved _
This is improved x property, known as 717 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 18 day of [signature], 2025

Alicia L. Williams by Tamara Williams Fogarty, attorney-in-fact

ALICIA L WILLIAMS BY TAMARA WILLIAMS FOGARTY, 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, the within named Tamara Williams Fogarty, to me known to be the person who executed the foregoing instrument on behalf of Alicia L Williams and acknowledged that she executed the same as the free act and deed of Alicia L Williams

Witness my hand and official seal this 18 day of [signature], 2025.

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

[signature]
Notary Public