Karen Johnson Davidson County
Batch# 1265479 DEEDWARR
04/28/2025 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250428-0032677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of April, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

2025-03-2720

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anna Claire Pearson 1216 General George Patton Road Nashville, TN 37221	NEW OWNER	Map/Parcel 142-09-0E-016.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty J. Lindsey, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna Claire Pearson, unmarried,** hereinafter called the GRANTEE, his/her/their/its 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. 1216, together with the carport designated No. 1216-C, in River Plantation, Section Seven, a Condominium, a Horizontal property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, 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 of River Plantation Section Seven, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, record in Book 6226, page 9, Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same a though copied herein

Being the same property conveyed to Betty J. Lindsey, an unmarried person by Warranty Deed from Diane Brakebill now Canady and husband, Terry Joe Canady of record in Book 10086, page 250, Register's Office for Davidson County, Tennessee, dated June 12, 1996 and recorded on June 14, 1996 .

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1216 General George Patton 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, its successors and assigns forever; and the GRANTOR, does covenant with the said

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 22 day April, 2025.

Betty J. Lindsey by Julie L. Templeton, her attorney-in-fact

Betty J. Lindsey by Julie L. Templeton, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Julie L. Templeton, 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 Betty J. Lindsey, and who acknowledged that she executed the same as the free act and deed of Betty J. Lindsey.

Witness my hand, at office, this 22 day of April, 2025.

Notary Signature

My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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

4/22/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 22 day of April, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY