WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000 00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF MAY, 2025 NOTARY PUBLIC MY COMMISSION EXPIRES 7.17.28

Karen Johnson Davidson County
Batch # 1268554 DEEDWARR
05/05/2025 10 33 38 AM 4 pgs
Fees $23 00 Taxes $1,628 00
20250505-0034607

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2028

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3394LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : **If left blank please use the address of the new owner**	MAP-PARCEL
John Casey Thompson and Mary Katherine Thompson	NEW OWNER	142 13 0C 046.00
8613 Sawyer Brown Road		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JULIE MARIE HUFFMAN AND AMY ELIZABETH ANDREOLA AND LEE ANN COLE, INDIVIDUALLY AND AS THE DEVISEES TO THE ESTATE OF CAROL ANN THOMASON AND MARK ANDREOLA, EXECUTOR OF THE ESTATE OF CAROL ANN THOMASON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN CASEY THOMPSON AND MARY KATHERINE THOMPSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 8613 Sawyer Brown 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(S), their heirs and/or 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/or 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 its hand on the 1st day of May, 2025

Julie Marie Huffman, Individually and as a Devisee of the Estate of Carol Ann Thomason

Amy Elizabeth Andreola

Amy Elizabeth Andreola, Individually and as a Devisee of the Estate of Carol Ann Thomason

Lee Ann Cole, Individually and as a Devisee of the Estate of Carol Ann Thomason

Mark Andreola, Executor of the Estate of Carol Ann Thomason

STATE OF TENNESSEE
COUNTY OF Hickman

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Julie Marie Huffman, Amy Elizabeth Andreola, Lee Ann Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, executed this document invidually and as Devisees of the Estate of Carol Ann Thomason and that Julie Marie Huffman, Amy Elizabeth Andreola, Lee Ann Cole, acting in such capacity, and authorized so to do executed the foregoing instrument for the purposes therein contained

☑ *"Personally" shall mean Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua Tennessee, this 1st day of May, 2025

Notary Public Madison Haley Kretzer

My Commission Expires 10/28/2026

Notarized online using audio-video communication

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission # N/A
Commission Expires 10/28/2026

STATE OF TENNESSEE
COUNTY OF Hickman

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Mark Andreola, Executor of the Estate of Carol Ann Thomason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, executed this document that Mark Andreola Executor of the Estate of Carol Ann Thomason, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained

☑ *"Personally" shall mean Personally appeared by audio-video communication*

Witness my hand and official seal at Bon Aqua, Tennessee, this 1st day of May, 2025

Notary Public Madison Haley Kretzer

My Commission Expires. 10/28/2026

Notarized online using audio-video communication

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission # N/A
Commission Expires 10/28/2026

25-3394LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No 8613, together with the carport designated No 8613-C, in River Plantation, Section Ten, Phase II-E, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Ten, Phase II-E, Condominium Apartments, recorded in Plat Book 9700, Pages 367 and 368, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made and in annexation document in Book 10417, Page 348, Register's Office for Davidson County, Tennessee The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-E, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et seq , as applied to Section Ten, Phase II-A, Section Ten, Phase II-B, Section Ten, Phase II-C, Section Ten, Phase II-D, and Section Ten, Phase II-E, by annexation documents in Book 9780, Page 284, Book 9669, Page 111, Book 10024, Page 409, Book 10136, Page 708, and Book 10417, Page 348, 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

Being the same property conveyed to Carol Ann Thomason*, by Warranty Deed from Keith B Chandler and Harriett R Chandler dated November 28, 2007, and recorded November 28, 2007, of record in Instrument No 20071128-0138164, in the Register's Office for Davidson County, Tennessee

*Carol Ann Thomason, having since died on September 13, 2024, and her Estate currently being administered in the Probate Court of Davidson County, Tennessee, Docket No 24P2004

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

1 Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2 Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1

3 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 9700, Page 368, of the public records of Davidson County, Tennessee

4 Covenants, conditions, restrictions, easements and other matters as shown on the Boundary Plat recorded in Book 9700, Page 367, of the public records of Davidson County, Tennessee

5 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 9700, pages 27 and Plat Book 9700, Page 28, of the public records of Davidson County, Tennessee

6 Restrictive covenants, conditions, easements, assessments, and possible liens provided in Master Deed recorded in Book 9394, Page 598, (the By-Laws recorded in Book 9394, Page 613, and the Rules and Regulations at Book 9394 Page 638) as applied to Section Ten, Phase II-A, Section Ten, Phase II-B, Section Ten, Phase II-C, Section Ten, Phase II-D, and Section Ten, Phase II-E, by annexation documents in Book 9780, Page 284, Book 9669, Page 111 Book 10024, Page 409, Book 10136, Page 708, and Book 10417, Page 348, and Amendment to Master Deed Establishing a Horizontal Property Regime of River Plantation, Section Ten, Phase One filed in Instrument Nos 20081203-0117316, 20081203-0117317, 20190927-0098720 all of the public records of Davidson County, Tennessee

7 Declaration of Restrictive Covenants and Bylaws for River Plantation, Sections 8-11 Umbrella Association, recorded in Book 7389, Page 924, of the public records of Davidson County, Tennessee

8 Charter of River Plantation Sections 8-11 Umbrella Associations, Inc recorded in Book 7402, Page 591, of the public records of Davidson County, Tennessee

9 By-laws appended thereto recorded in Book 4661, Page 334 Instrument No 20120828-0077603, Instrument No 20180522-0048991 and amendment to By-laws of record in Instrument No 20241210-0095977, all of the public records of Davidson County, Tennessee

10 As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s) (a) is/are exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons

11 Easement recorded in Book 2274, Page 547 and Book 3770, Page 6, all of the public records of Davidson County Tennessee

12 A Perpetual Easement for Sanitary Sewer, Sewerage Force Main and Drainage recorded in Book 7400, Page 792, of the public records of Davidson County, Tennessee

13 Easement and right-of-way granted to the United States of America acting by and through its agent, the Tennessee Valley Authority, for the purpose of construction, operation and maintenance of electric power transmission line and/or lines by Declaration of Taking recorded in Book 2277, Page 619, and as fully and finally confirmed by Judgment of record in Book 3028, Page 605, of the public records of Davidson County, Tennessee

14 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

15 Subject to rights of others in and to the common areas and/or elements

16 Rights of adjoining owners to party wall(s) located partly on the Land

17 Any enlargement or loss of Land by reason of accretion, reliction avulsion or erosion

18 The rights of others in and to the use of the waters of the Harpeth River located on the premises and the natural flow thereof

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

CERTIFICATE OF AUTHENTICITY

I, DANIEL HEARD, 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 MAY, 1ST, 2025(date of document).

Affiant Signature

Date 5.2.2025

State of Tennessee

County of WILLIAMSON

Sworn to and subscribed before me this 2 day of MAY, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 30, 2029