WARRANTY DEED

Karen Johnson Davidson County
Batch# 1273957 DEEDWARR
05/16/2025 06:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250516-0038499

File #25-TC-0989-O

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Janice E. Cole and Joyce Cole	**NEW OWNER**	
(NAME)	(NAME)	**142 05 0D 046.00**
503 Windsor Park Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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,

PATSY L. JAY, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JANICE E. COLE, AN UNMARRIED WOMAN, AND JOYCE COLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. N-403 together with the carport designated N-403C on the plan of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUMS, of record in Book 4860, Page 17, 18 and 19 and amended in Book 4860, Page 107, 108 and 109 all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. Neil Jay and Patsy L. Jay, husband and wife, by Warranty Deed from Stephen E. Taylor and Anne Taylor Robinson, heirs of Edward A. Taylor and Joanne D. Taylor, Both Deceased, of record in Instrument No. 20131014-0107269, in the Register's Office of Davidson County, Tennessee, dated October 4, 2013 and recorded on October 14, 2013. The said E. Neil Jay died on November 03, 2021, leaving Patsy L. Jay as sole surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED PLAT-BUILDINGS A, K, N, R, U, W, X, Y & Z, PHASE ONE SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 4860, Pages 107-109.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION FOUR, as recorded in Plat Book 4675, Page 127, as revised in Plat Book 4860, Page 16.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION FOUR, RIVER PLANTATION, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4860, Pages 17-19.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION FOUR) Condominium of record in Book 4892, Page 440, as amended in Book 4956, Page 756; Instrument No. 20050128-0010626 and Supplement and Amendment recorded in Instrument No. 20050602-0062760; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Grant of Gas Service Line or Fuel Line, recorded in Book 7776, Page 934.
* Easement recorded in Instrument No. 20230413-0027088.
* Charter for River Plantation Section Four Condominiums Homeowners' Association, Inc. recorded as Instrument No. 20050415-0042394.
* By Laws for River Plantation Section Four Condominiums Homeowners' Association, Inc. recorded as Book 4892, Page 456; as

amended in Book 7850, Page 955.
* Corporate Resolution by the Board of Directors recorded in Instrument No. 20210707-0091247.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **989 Todd Preis Drive, 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 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 15th day of May, 2025.

Patsy L. Jay

Patsy L. Jay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2025, before me personally appeared Patsy L. Jay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of May, 2025.

Affiant Signature
Date 5/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

