Karen Johnson
Batch # 1277285
05/23/2025 02 30 43 PM
Fees $18 00 Taxes $1,065 60

Davidson County
DEEDWARR
3 pgs

20250523-0040953

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24205-RR

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-WR-25-303

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $288,000 00

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2025

Notary Public
My Commission Expires: 03 16 26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Andrew Donato and Aileen Donato<br>303 Plantation Court<br>Nashville, TN 37221 | NEW OWNERS<br>303 Plantation Ct<br>Nashville, TN 37221 | 142-05-0A-062 00-CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elliott Bender, an unmarried man, Alissa Bender, an unmarried woman, and Catherine Bender, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Donato and Aileen Donato, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. K-2, on the Horizontal Property Regime for River Plantation Section Two, as recorded in the Master Deed of record 4661, page 334, amended and restated in Instrument No. 20120828-0077603 and as shown on plat of record in Plat Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common, elements allocated to said unit as set forth in said Master Deed

Being the same property conveyed to Elliott Bender and Alissa Bender, husband and wife, and Catherine Bender, as joint tenants with right of survivorship by Warranty Deed from Sarah N. Burrow, a married woman, and Kimberly Burrow n/k/a Kimberly Malloy and William Steven Malloy, wife and husband of record in Instrument No 20220921-0104868 Register's Office for Davidson County, Tennessee, dated September 19, 2022 and recorded on September 21, 2022.

** This property is not a primary residence of Catherine Bender, and as such is not subject to any homestead, dower or other marital interest as contemplated by T C.A. 26-2-307 or other similar statute.

This is improved property located at: **303 Plantation Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record.



Document Id 9acd5466-5e06-4bcb-a019-19de94779458

**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 Whenever used, the singular number 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 this 21st day of May, 2025

GRANTOR:

Elliott Bender

Alissa Bender

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elliott Bender and Alissa Bender , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 12th day of May, 2025.

GRANTOR:

Catherine Bender
Signed with Stavvy

Catherine Bender

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Catherine Bender, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he/she electronically executed the foregoing instrument for the purposes therein contained.

Sworn and subscribed before me, this the 12th day of May, 2025.

Michael Ferrence
Signed with Stavvy

NOTARY PUBLIC
My Commission Expires: 5/ 9/2026

MICHAEL FERRENCE
State Of Tennessee Notary Public
County of Davidson
My Commission Expires May 9, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

# Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 12 and 21, 2025

Affiant Signature

May 23, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of May, 2025

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires 05/08/28
Date

Notary's Seal (if on paper)