Karen Johnson Davidson County
Batch# 1283914 DEEDWARR
06/10/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,557.33
20250610-0045711

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550941**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ The actual consideration or value, whichever is greater, for this transfer is: $420,900.00 Affiant Subscribed and sworn to before me, this 10th day of June, 2025. Notary Public My Commission Expires: 7/28/26

LEWIS BRONNER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Jonathan Ammon 1202 General George Patton Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 09 0E 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan S. Smith and Courtney Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Ammon, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1202, together with the Carport designated No. 1202-C of RIVER PLANTATION (SECTION SEVEN), a Condominium development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation (Section Seven), of record in Book 6226, Page 9 and Amended and Restated By-Laws of River Plantation Section VII recorded in Instrument No. 20141014-0095009, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the administration thereof, and all Easements, rights and interest 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 buildings thereof. Reference is hereby made to the Plan of River Plantation, Section Seven, of record in Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Bryan S. Smith and Courtney Smith, husband and wife, by Warranty Deed from Joyce F. Dennington, a single woman, of record in Instrument No. 20200818-0092741, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020 and recorded on August 18, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN PHASE ONE RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Pages 705 and 706 and Amended in Book 6392, Page 321.

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 SEVEN) Condominium of record in Book 6226, Page 9 and Amended and Restated By-Laws of River Plantation Section VII recorded in Instrument No. 20141014-0095009; 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 recorded in Instrument No. 20230301-0014402 and Amended in Instrument No. 20231016-0080802.

Charter for River Plantation Section VII recorded as Instrument No. 20070405-0041036 and Amended in Instrument No. 20141014-0095008.

By Laws for River Plantation Section Seven recorded as Book 6226, Page 18.

This is improved property located at 1202 General George Patton Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of June, 2025.

Bryan S. Smith by Ryan Dieck, Attorney-in-fact
Bryan S. Smith
By: Ryan Dieck, Attorney in Fact

Courtney Smith by Ryan Dieck, Attorney-in-fact
Courtney Smith
By: Ryan Dieck, 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bryan S. Smith and Courtney Smith and that he is authorized by Bryan S. Smith and Courtney Smith to execute this instrument on their behalf.

WITNESS my hand, at office, this 10th day of June, 2025.

Notary Public

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 6/10/25 (date of document).

L. Broner McCoy
Date: 6/10/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 10th day of June, 2025.

NOTARY PUBLIC
My Commission expires: 2.10.29

