Karen Johnson Davidson County
Batch# 1289032 DEEDWARR
06/24/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250624-0049338

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED EIGHTY THOUSAND AND 00/100 (380,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
THE MARCH LIVING TRUST (NAME)	**NEW OWNER** (NAME)	**142 09 0B 881.00**
881 GENERAL GEORGE PATTON ROAD NASHVILLE, TN 37221 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of June, 2025, the undersigned, **AMANDA MYNATT TOMLINSON FKA AMANDA MYNATT AND WILLIAM TOMLINSON, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TRACY L. MARCH, AND TRACY L. MARCH, TRUSTEE OF THE MARCH LIVING TRUST DATED JANUARY 10, 2018,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **881 GENERAL GEORGE PATTON ROAD, NASHVILLE, TN 37221** and more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 881, together with carport designated Number 881-C on the Plan of PHASE ONE - LOT ONE, SECTION FIVE, RIVER PLANTATION, CONDOMINIUM APARTMENTS, of record in Plat Book 5200, Pages 145 and 146, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of RIVER PLANTATION (SECTION FIVE), a horizontal property regime established by Master Deed of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Mynatt, an unmarried individual, by Warranty Deed from Claude E. Vance and Carolyn J. Vance, husband and wife, of record in Instrument No. 20151208-0123302, in the Register's Office of Davidson County, Tennessee, dated December 02, 2015 and recorded on December 08, 2015.

Note: On or around, May 5th, 2021, Amanda Mynatt and William Tomlinson legally married changing her name to Amanda Mynatt Tomlinson. William Tomlinson joins in conveyance of any martial interest.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of June, 2025.

GRANTOR: AMANDA MYNATT TOMLINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **AMANDA MYNATT TOMLINSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of June, 2025.

Notary Public My Commission Expires

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

GRANTOR: WILLIAM TOMLINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **WILLIAM TOMLINSON**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of June, 2025.

Notary Public My Commission Expires

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

True Copy Certification

I, **Tammy Carney,** 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 20 day of June, 2025.

Affiant Signature
Date 6.20.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

