WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292372 DEEDWARR
07/01/2025 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250701-0051826

File #25-TC-8910-W

(SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 3-21-2028

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)
Ontario Mallett and Jessica Mallett	**CMG Mortgage**	
(NAME)	(NAME)	
8910 Sawyer Brown Road	**3160 Crow Canyon Rd #400**	**142 09 0H 043.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**San Ramon, CA 94583**	
(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,

SUZANNE R. PARSONS, AN UNMARRIED WOMAN,

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

ONTARIO MALLETT, AND JESSICA MALLETT, wife and husband

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:

Unit No. 8910, together with the carport designated No. 8910-C, in RIVER PLANTATION, SECTION IX, PHASE II-F, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION IX, PHASE II-F, Condominium Apartments, recorded in Plat Book 7900, Pages 672 and 673, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, as amended in Book 9326, Page 713, said Register's Office, and further described in annexation document of record in Book 9247, Page 951, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of RIVER PLANTATION, SECTION IX, PHASE II-F, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 8061, Page 341-346, and annexation document in Book 9247, Page 951, 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. This conveyance is also subject to the covenants, Conditions and Restrictions for the River Plantation sections 8-11 Umbrella Association, Inc., of record in Book 7389, Page 924, and annexation documents of record in Book 8494, Page 628, Book 8591, Page 251, Book 8666, Page 319, Book 8844, Page 642, as amended in Book 8975, Page 89, Book 9053, Page 256, Book 9247, Page 951, supplement and amendment recorded in Instrument No. 20041124-0140994 and amendment to By-laws recorded in Instrument No. 20180501-0041146, Register's Office for said County.

Being the same property conveyed to Laurence H. Parsons and wife, Suzanne R. Parsons, by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation, of record in Book 9664, Page 983, in the Register's Office of Davidson County, Tennessee, dated May 03, 1995, and recorded on May 05, 1995. The said Laurence H. Parsons died on January 07, 2019, leaving Suzanne R. Parsons 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 RIVER PLANTATION, SECTION IX, PHASE II-F, as recorded in Plat Book 7900, Page(s) 672 & 673.
* 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 NINE), PHASE I Condominium of record in Book 8061, Page 341; Book 9326, Page 713; Book 8494, Page 628; Book 8591, Page 251; Book 8666, Page 319; Book 8844, Page 642; Book 8975, Page 89; Book 9053, Page 256; Book 9247, Page 951; Instrument No. 20041124-0140994 and Instrument No. 20180501-0041146; 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.

* Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924.
* Charter for River Plantation Section Nine Condominiums Homeowners' Association recorded as Instrument No. 20041105-0133835.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **RONNIE BORUM** as Attorney-in-Fact for **SUZANNE R. PARSONS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___202507010051825___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **8910 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 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 30th day of June, 2025.

Suzanne R. Parsons by Ronnie Borum, her Attorney in Fact

Suzanne R. Parsons by Ronnie Borum, her 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, **RONNIE BORUM**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SUZANNE R. PARSONS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SUZANNE R. PARSONS**.

Witness my hand and official seal this **30th** day of **June, 2025**.

Notary Signature
My Commission Expires: _____

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

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 07/01/2025.

Affiant Signature

07/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/01/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

