Karen Johnson Davidson County
Batch# 1300701 DEEDWARR
07/22/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250722-0057826

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Actual consideration or value, whichever is greater is $340,000.00.

Affiant

Subscribed and sworn before me this the 17th day of July, 2025.

Notary Public
My commission expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jerry Nuss & Kristin Nuss 8300 Sawyer Brown Road #K303 Nashville, TN 37221	Jerry & Kristin Nuss 5115 Hillsboro Pike Nashville TN 37215	142-05-0B 058.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUZANNE G. RICHARDSON, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JERRY NUSS AND KRISTIN NUSS, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land lying and being in the County Davidson, State of Tennessee, to wit:

Unit No. K-303, together with the Carport Designated No. K-303-C, on the plan of amended Section 3, in River Plantation, A Condominium, A Horizontal Property Regime, located on Sawyer Brown Road, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Plat Book 4675, pages 103-105, amending Plat Book 4675, Pages 75-77 and amended in Book 6231, Page 156, of record in Instrument 20030304-0028143, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne G. Richardson, a married woman, by deed dated 01/08/2013, from Suzanne G. Richardson, a married woman, who took title as an unmarried woman, joined by her spouse, Earle T. Paris, of record in Instrument No. 20130115-0004754, Register's Office for said County. Earle T. Paris, having since died on 06/21/2014, leaving Suzanne G. Richardson as surviving tenant.

Also being the same property conveyed to Suzanne G. Richardson, unmarried, by deed dated 07/24/2008, from Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20080729-0077467, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8300 Sawyer Brown Road #K303, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of July, 2025.

Suzanne G. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne G. Richardson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2025.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/22/2025 (date of document).

Affiant Signature

7/22/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL