WARRANTY DEED

Karen Johnson
Batch # 1302026
07/25/2025 09 55 24 AM
Fees $13 00 Taxes $1,405 63

Davidson County
DEEDWARR
2 pgs

20250725-0058842

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/29
(AFFIX SEAL)

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Rachel Elizabeth Ralph	American Pacific Mortgage	142-05-0B-061 00-CO
(NAME)	~~(NAME)~~	
8300 Sawyer Brown Rd Apt K306	3000 Lava Ridge Ct. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37221	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Francesca Maria Brogden, now known as Francesca Maria Azan-Barreiro, a single person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rachel Elizabeth Ralph, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

A certain condominium located in Davidson County, Tennessee, being Unit No K-306 of Section 3, River Plantation, 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 of record in Book 4784, Page 464, and Plat record in Book 4675, Pages 75 through 77, inclusive, 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; said Unit being depicted on said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Francesca Maria Brogden, a single person from Kimberly M Thompson and spouse Beth A Thompson by Warranty Deed dated July 28, 2016 and recorded on July 29, 2016 in Instrument No 20160729-0078510, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 8300 Sawyer Brown Rd Apt K306, 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, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this 23rd day of July, 2025.

Francesca Maria Azan-Barreiro

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Francesca Maiia Azan-Barreiro, the within named bargainor, with whom I am peisonally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 23rd day of July, 2025.

Notary Public

My Commission Expires

(SEAL)

LUISA DONLEY
Notary Public - State of Florida
Commission # HH 460603
My Comm. Expires Nov 1, 2027
Bonded through National Notary Assn.