Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

Karen Johnson
Batch # 1306871
08/08/2025 10:25:28 AM
Fees: $18.00 Taxes: $1,295.00

Davidson County
DEEDWARR
3 pgs

20250808-0063059

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 7th day of August, A.D., 20 25, by and between

Finis Fields and Megan White, husband and wife

First Parties, and

Alydia Partlow, unmarried,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

A Certain Condominium apartment in Davidson County, Tennessee, described as Unit C-405 River Plantation Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Davidson County, TN, as shown on the plat of River Plantation, Section Four, Condominium apartments, recorded in plat of River Plantation, Section Four, Condominium apartments, recorded in Plat Book 4860, Pages 17, 18 and 19, as amended in Plat Book 4860, Pages 107, 108 and 109, said Register's Office, and described in Master Deed recorded in Book 4892, Page 440, as amended in Book 4956, Page 756; Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760; as By-Laws recorded in Book 4892, Page 456 and amended in Book 7850, Page 955, said Register's Office, 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, Condominium Apartments, contained in the Master Deed recorded in Book 4892, Page 440, as amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760; as By-Laws recorded in Book 4892, Page 456 and amended in Book 7850, Page 955, in the 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.

Being the same property conveyed to Finis Fields and Megan White, husband and wife by Quit Claim Deed dated _____ from Megan White and spouse, Finis Fields, recorded _____, in Instrument Number 20250808-0063058, in the Official Records of Davidson County, Tennessee.

OWNER:
Alydia Partlow
923 Todd Preis Drive
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
New Owner

CLT # 142-05-0D-017-00

MR-GR-APROA630520

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Finis Fields Megan White

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Finis Fields, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 2025.

(seal)

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

✓ Tuwana J. Bryant
Notary Public

My Commission Expires:✓ 05-09-2026

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Megan White, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of April, 2025.

(seal)

TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

✓ Tuwana J. Bryant
Notary Public

My Commission Expires:✓ 05-09-2026

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 350,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 7th day of August, 20 25.

Signature of Notary Public

Notary Seal

Virginia Desjarlais
Printed Name of Notary

9/8/2025
Commission Expiration

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025