Karen Johnson Davidson County
Batch# 1310222 DEEDWARR
08/14/2025 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,513.30
20250814-0064903

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $409,000.00.

Hazel P. Singson
Affiant

Subscribed and sworn to me on 08/15/25.

NOTARY PUBLIC

My Commission Expires: 8/16/28

CAITLIN SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jose T. Singson, III Hazel P. Singson 725 General George Patton Road Nashville, TN 37221	SAME AS NEW OWNER	142 09 0F 725.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Allison Hutton and Tiffany Heath, individually, and joined by Allison Hutton and Tiffany Heath, Co-Executrices of the Estate of Martha Marie Heath, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jose T. Singson, III and Hazel P. Singson, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows:

Unit No. 725, together with the carport designated No. 725-C, in RIVER PLANTATION, SECTION VIII, PHASE II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION VIII, PHASE II, Condominium Apartments, recorded in Plat Book 6900, Pages 514, 515, 516, and 517, as amended Plat in Book 6900, Page 654, et seq, in the Register's Office of Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, Pages 396, as amended By-Laws recorded in Instrument No. 20170921-0096904, Supplement and amendment recorded in Instrument No. 20180529-0051185, and amended By-Laws recorded in Instrument No. 20190501-0040495 et seq, in the Register's Office of 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 or RIVER PLANTATION, SECTION VIII, PHASE II, Condominium Apartments contained in the Master Deed and by-laws appended thereto, recorded in Book 7417, Pages 396-438, in the Register's Office of 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, Section 8-11 Umbrella Association, Inc. of record in Book 7389, Page 924, in the Register's Office for said county.

Being the same property conveyed to Marie R. Heath, a single person, by Warranty Deed from Bernice E. Powell and Norman A. Powell, of record in Instrument No. 20040708-0081164, in the Register's Office of Davidson County, Tennessee, dated July 07, 2004, and recorded on July 08, 2004. The said Marie R. Heath died on October 05, 2023, testate. See Probate Case No. 23P-2180, Davidson County Circuit Court (Probate Division).

Martha R. Heath and Martha Marie Heath are one and the same person.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 725 General George Patton Road, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 08/15/25.

Estate of Martha Marie Heath

Allison Hutton

By: Allison Hutton
Its: Co-Executrice

Tiffany Heath

By: Tiffany Heath
Its: Co-Executrice

Allison Hutton

Allison Hutton, individually

Tiffany Heath

Tiffany Heath, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Allison Hutton, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Co-Executrice of the Estate of Martha Marie Heath, the within named bargainor, and that she as such Co-Executrice executed the foregoing instrument for the purposes therein contained, by signing for the Estate of Martha Marie Heath by herself as Co-Executrice.

Witness my hand and official seal on 08/15/25.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Tiffany Heath, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Co-Executrice of the Estate of Martha Marie Heath, the within named bargainor, and that she as such Co-Executrice executed the foregoing instrument for the purposes therein contained, by signing for the Estate of Martha Marie Heath by herself as Co-Executrice.

Witness my hand and official seal on 08/15/25.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/15/25, before me personally appeared Allison Hutton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/15/25.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/15/25, before me personally appeared Tiffany Heath, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/15/25.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Taylor Rougemont, 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 8/15/2025 (date of document).

Affiant Signature

8/15/2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 15 day of AUGUST, 2025.

Notary Signature

My Commission Expires: 9/15/27
Notary Seal

