Karen Johnson Davidson County
Batch# 1325875 DEEDWARR
09/23/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250923-0075963

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Robbie B. Hirsbrunner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2025.

Jennifer Hudgins
Notary Public

MY COMMISSION EXPIRES: 2-23-2028
(AFFIX SEAL)

JENNIFER HUDGINS TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH25-10124

Address of New Owner:	Send Tax Bills to:	Tax Information:
William E. Hirsbrunner and Robbie B. Hirsbrunner 8567 Sawyer Brown Road Nashville, TN 37221	William E. Hirsbrunner and Robbie B. Hirsbrunner 8567 Sawyer Brown Road Nashville, TN 37221	142 13 0C 033.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gayle Elan Degroat, unmarried** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William E. Hirsbrunner and Robbie B. Hirsbrunner, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, Unit No. 8567 , together with the carport designated No. 8567-C, in RIVER PLANTATION, SECTION TEN, PHASE II-D, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of RIVER PLANTATION, SECTION TEN, PHASE II-D, condominium Apartments, recorded in Plat Book 9700, Pages 203 and 204, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, said Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation document in Book 10136, Page 708, Register's office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of RIVER PLANTATION, SECTION TEN, PHASE II-D, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq., as applied to Section Ten, Phase II-A; Section Ten, Phase II-B; section Ten Phase II-C; section Ten, Phase II-D; and section Ten, Phase II-E, by annexation documents in Book 9669, Page 111; Book 9780, Page 284; Book 10024, Page 409; Book 10136, Page 708; and Book 10417, Page 348, and Amendment recorded in Instrument No. 20081203-0117317 as amendment to By-laws of River Plantation Section Ten Recorded in Instrument No. 20081203-0117316 and Amendment recorded in Instrument No. 20190927-0098720 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 Gayle Elan Degroat, Unmarried, by Warranty Deed from Haury and Smith Contractors, INC., a Tennessee Corporation, of record in Book 10427, Page 763, in the Register's Office of Davidson County, Tennessee, dated April 21, 1997, and recorded on April 24, 1997.

Gayle DeGroat is also known as Gayle Elan Degroat.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8567 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Guy Colvin executes this instrument on behalf of Gayle Elan DeGroat, pursuant to a Power of Attorney dated November 15, 2024, and of record in Instrument No. 20250915-0073258, in the Register's Office of Davidson County, Tennessee.

WITNESS my hand this 22nd day of September, 2025

Gayle Elan Delbroat by Guy Colvin as attorney-in-fact

Gayle Elan Degroat by Guy Colvin as
Attorney in Fact

STATE OF FLORIDA

COUNTY OF Semnole

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Guy Colvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Gayle Elan DeGroat and that he is authorized by Gayle Elan DeGroat to execute this instrument on her behalf.

Witness my hand and seal at Semnole county, Florida, this 22nd day of September, 2025.

by physical presence

Notary Public Ilena Dunlop

My Commission Expires: 1-6-2026

Ilena Dunlop
Notary Public
State of Florida
Comm# HH175094
Expires 1/6/2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 September 22, 2025 *(date of document)*.

Deanna Wood — 9.22.2025

Custodian's Signature — Date

STATE OF TENNESSEE
COUNTY OF DICKSON

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

Jennifer Hudgins
Notary Public

My Commission Expires: 2.23.2028

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON