This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24752-DJ

Karen Johnson Davidson County
Batch# 1328495 DEEDWARR
09/30/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20250930-0077852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $428,000.00.

Affiant

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 30th day of September, 2025.

Notary Public
My Commission Expires: 9-7-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Roy Viterna and Betty Gail Viterna 9311 Sawyer Brown Road Nashville, TN 37221	NEW OWNER	142-13-C-191.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joseph B. Armstrong, III, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael R. Viterna and Betty G. Viterna, Trustees of Michael and Betty Viterna Trust, U/A/D November 2, 2020** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment located in Davidson County, Tennessee, and being further known as Unit No. 9311 (parcel No. 191), together with carport designated as No. 9311-C, and together with the appurtenant common elements of River Plantation, Section 11, Phase 4, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed recorded in Book 10628, page 661; as amended and supplemented in Book 11029, page 592; Book 11156, page 361; Book 11332, page 184; Book 11432, page 903; Instrument No. 20010131-0009315; Instrument No. 20010911-0098566; and in Instrument No. 20191206-0126310, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site plan of River Plantation, Section XI – Phase 4, appearing of record in Plat Book 9700, page 971; as corrected in Book 11684, page 675; and in Instrument No. 200006300065336, said Register's Office, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Joseph B. Armstong III by Warranty Deed from Haury and Smith Contractors, Inc., dated September 21, 2000, recorded October 3, 2000, of record in Instrument No. 20001003-0098067, Register's Office for Davidson County, Tennessee.

Patricia Arlene Armstrong hereby joins this conveyance to relinquish all right, title and interest in the property she may have, marital or otherwise.

This is improved property located at: **9311 Sawyer Brown Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2025.

GRANTOR:

Joseph B. Armstrong III

Joseph B. Armstrong, III

Patricia A. Armstrong

Patricia Arlene Armstrong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph B. Armstrong, III and Patricia Arlene Armstrong, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2025.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202509300077852

Certificate of Authenticity

I, Barbara McGinty, 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 30, 2025 (date of document).

Affiant Signature

Date 9-30-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER