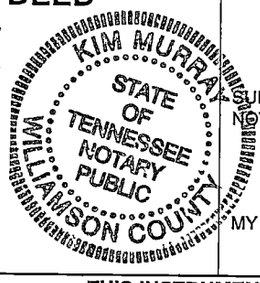
WARRANTY DEED

Karen Johnson
Batch # 1343214
11/10/2025 09 51 35 AM
Fees $13 00 Taxes $1,624 30



20251110-0089305

Davidson County
DEEDWARR
2 pgs



T-AK-25-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John Watkins and Joan Kay Watkins		
(NAME) **1369 General George Patton Road**	(NAME) New Owner	**142-09-0E-155.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD ALLEN KREBS AND JANET BUZEK KREBS, CO-TRUSTEES OF THE KREBS FAMILY TRUST DATED NOVEMBER 11, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN WATKINS AND JOAN KAY WATKINS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1369, River Plantation, Section Seven Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Pages 705 and 706 as amended in Book 6392, Page 321, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard Allen Krebs and Janet Buzek Krebs, Co-Trustees of the Krebs Family Trust dated November 11, 2019, by Personal Representative's Deed, from Janet Buzek Krebs, Personal Representative for the Estate of Dorothy Smith Buzek (appointed in Probate Court Case number 25P-333, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) in Instrument No. 20250623-0048746 Register's Office for Davidson County, Tennessee, dated June 13, 2025 and recorded on June 23, 2025.

Further being the same property conveyed to Dorothy S. Buzek by Warranty Deed from John G. Justice and wife, Francise J. Justice of record in Instrument No. 20051003-0118698 Register's Office for Davidson County, Tennessee, dated September 22, 2005 and recorded on October 03, 2005 Said Dorothy S. Buzek having since died testate on February 2, 2025 with last will and testament of record in Docket #25P333

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20030311-0031502 in the Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee
- By-Laws of River Plantation Section VII, of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson, County, Tennessee.

PREPARED BY: RETURNED TO
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

- Charter for River Plantation Section VII, of record in Instrument Number 20070405-0041036, as amended in Instrument Number 20141014-0095008, in the Register's Office for Davidson County, Tennessee
- Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee
- Sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee
- Easement of record in Instrument Number 20230301-0014402 and Amended Easement of recorded in Instrument No 20231016-0080802, in the Register's Office for Davidson County, Tennessee
- Conveyance to BellSouth of record in Book 4673, Page 6, Book 4755, Page 72 and Book 4861, Page 763, in the Register's Office for Davidson County, Tennessee
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1369 General George Patton Road, Nashville, Tennessee 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 7 DAY OF NOVEMBER, 2025

The Krebs Family Trust dated November 11, 2019

BY: _____
Richard Allen Krebs
Co-Trustee

BY _____
Janet Buzek Krebs
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD ALLEN KREBS, CO-TRUSTEE of THE KREBS FAMILY TRUST DATED NOVEMBER 11, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 7th of November, 2025

_____
Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET BUZEK KREBS, CO-TRUSTEE of THE KREBS FAMILY TRUST DATED NOVEMBER 11, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 7th of November, 2025

_____
Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY