THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052603**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $362,000 00 Kaitlyn Fields Affiant Subscribed and sworn to before me, this 24th day of November, 2025 Notary Public My Commission Expires _____

aren Johnson
tch # 1354505
2/05/2025 09 51 08 AM
ees $13 00 Taxes $1,339 40
Davidson County
DEEDWARR
2 pgs
20251205-0096752

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE KATE ROSENTHAL My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner. Melvin Fields and Janet Fields, and Kaitlyn Fields 824 General George Patton Road Nashville TN 37221	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 142-09-0B-824 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jodie L. Sulski, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melvin Fields and Janet Fields, husband and wife and Kaitlyn Fields, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Unit No 824 , together with the Carport Designated 824 - Con the Plan of Phase One - Lot One Section Five, River Plantation Condominium Apartments, of record in Plat Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five) , a horizontal property regime established by Master Deed of record in Book 5410, page 248, Register's Office

Being the same property conveyed to JODIE L. SULSKI, by deed from JULIA M RICHARDSON, of record in Instrument No. 20140627-0056669, dated June 25, 2014, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 142-09-0B-824 00 CO

Matters shown on the Plan of record in Plat Book 5200, pages 145 and 146, said Register's Office

Master Deed of record in Book 5410, page 248, said Register's Office

This is improved property located at 824 General George Patton Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular 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 24th day of November, 2025

Jodie L. Sulski

Jodie L Sulski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jodie L Sulski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 24th day of November, 2025

Kate Rosenthal

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires _____