Karen Johnson Davidson County
Batch# 1358827 DEEDWARR
12/17/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20251217-0100152

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-3-28 (AFFIX SEAL)

KRISTINA MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

T-DR-25-517

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)
Gregory P. Walker	New Owner	
(NAME) **517 Plantation Court**	(NAME)	**142-05-0A-108.00-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, **THE SAMUEL AND ANN EPTING REVOCABLE LIVING TRUST AND SAMUEL EPTING AND ANN EPTING, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY P. WALKER**, 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:

Land in Davidson County, Tennessee, being Unit No. S-2, on the plan of River Plantation, Section II, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to River Plantation, Section Two, Condominium Apartments, of record in Book 4460, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Samuel Epting and Ann Epting, Trustees under The Samuel and Ann Epting Revocable Living Trust by Warranty Deed from Sarah Day Henley and husband, Joel Henley, Jr of record in Instrument No. 20060517-0058034 Register's Office for Davidson County, Tennessee, dated May 15, 2006 and recorded on May 17, 2006.

NOTE: SAMUEL EPTING AND ANN EPTING JOIN IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING THEIR INDIVIDUAL INTEREST THEY MAY HAVE IN THE ABOVE DESCRIBED PROPERTY.

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 4460, Page (s) 136 and 137 and Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended and restated in Instrument No. 20120828-0077595, corrected in instrument No. 20121207-0113069, Instrument No. 20120828-0077603, Instrument No. 20180522-0048990 and Instrument No. 20180522-0048991, and Instrument No. 20241210-0095977, Register's Office for Davidson County, Tennessee.
- Amendment to the By-Laws appended to Master Deed of record in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, Instrument No. 20120828-0077595 and Instrument No. 20180522-0048990, in the Register's Office for Davidson County, Tennessee.
- Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710 and amended in Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.
- Subject to Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
- Subject to Easement to Comcast of Nashville of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee.
- Subject to Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 745, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2274, Page 574, Book 2277, Page 619 and Book 3028 Page 605, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 Plantation Court, 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 15th DAY OF DECEMBER, 2025.

The Samuel and Ann Epting Revocable Living Trust

BY: _____
Samuel Epting
Trustee

BY: _____
Ann Epting
Trustee

_____
Samuel Epting

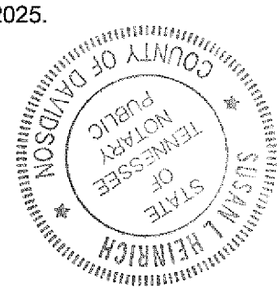
_____
Ann Epting

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL EPTING, TRUSTEE and ANN EPTING, TRUSTEE, of THE SAMUEL AND ANN EPTING REVOCABLE LIVING TRUST, 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 their free act and deed.

Witness my hand and official seal, this the 15th of December, 2025.

_____
Notary Public
My Commission Expires: 7/6/26
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL EPTING AND ANN EPTING, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2025.

_____
Notary Public
My Commission Expires: 7/6/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 15 day of December, 2025.

K. Thomas Sidwell
Date: 12/15/2025

STATE OF TN
COUNTY OF Williamson

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

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY