WARRANTY DEED

Karen Johnson Davidson County
Batch # 1378892 DEEDWARR
02/11/2026 08:12:42 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20260211-0010345

MM POE 26 8817

MARGARET R MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(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)
Marcie Poe and Michael Pulver	**Same as New Owner**	
(NAME)	(NAME)	
8817 Sawyer Brown Rd		**142130C10700CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **EDWARD TAGLIAFERRI, unmarried,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCIE POE AND MICHAEL PULVER, wife and husband,** 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 certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

UNIT NO. 8817, together with the carport designated No. 8817-C, in River Plantation, Section Eleven, Phase 2, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 2, Condominium Apartments, recorded in Book 9700, page 748, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11156, Page 361, Register's Office for Davidson County, Tennessee, and Plat Book 9730, page 748, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 2, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 432, et. seq., Register's office for Davidson County, Tennessee, as applied to section Eleven, Phase 1-A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694; Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, Page 748 and Section Eleven, Phase 3, by annexation document of record in Book 11332, Page 184, and Plat Book 9700, Page 835, and Section Eleven, Phase 4, by annexation document of record in Book 11432, Page 903, and Plat Book 9700, Pages 884 and 885, and Section Eleven, Phase 5, by annexation document of record in Instrument Number 20010131-0009315 and Plat Book 20000918-0092190, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to Edward A. Tagliaferri and wife, Helen H. Tagliaferri, by deed dated September 8, 1999 and recorded September 10, 1999, in Book 11657, Page 689, as corrected by Deed of correction in Book 7400, Page 792, Register's Office for Davidson County, Tennessee.

Helen M Tagliaferri died on April 15, 2007 and subject property vested solely in Edward A Tagliaferri, surviving tenant by the entirety. Edward A Tagliaferri died testate on February 13, 2010, his Last Will and Testament having been admitted to probate in the Probate Court for Davidson County, Tennessee at Nashville, Case No. 10P348.

Being the same property conveyed to Edward Tagliaferri by Executor's Deed of records in Instrument Number20110919-0072503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
* The aforesaid Master Deed, By-Laws, Plat and annexation documents and is also subject to the Covenants, Conditions and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc., of record in Book 7389. Page 924, Plat in Book 7;00, pages 745, et. seq., as re-recorded in Book 7900, page 945 Register's office for said county.

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

This is **improved** property known as: **8817 Sawyer Brown Rd, 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 ____ DAY OF FEBRUARY, 2026.

Edward Tagliaferri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD TAGLIAFERRI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

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