THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052491** Karen Johnson Davidson County Batch # 1390298 DEEDWARR 03/09/2026 09:15 AM 2 pgs Fees: $13.00 Taxes: $1,887.00 20260309-0018442	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2026. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: Sheilah D. Winn 8527 Sawyer Brown Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 09 0D 170.00

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, **Jennifer Rucker, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheilah D. Winn, unmarried,** ("Grantees"), its 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, Unit No. 8527, together with the carport designated No. 8527 - C, in RIVER PLANTATION, SECTION TEN, PHASE ONE, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION TEN, PHASE I, Condominium Apartments, recorded in Plat Book 7900, Pages 745-746 and Re-Recorded in Plat Book 7900, Pages 944-945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, Register's Office for Davidson County, Tennessee, 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 TEN, PHASE ONE, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, et. seq. and annexation document in Book 9669, Page 111, and in Book 9780, Page 284; Book 10136, Page 708; Book 11029, Page 592 and Amendment to Bylaws of record in Instrument Nos. 20081203-0117316, 20190927-0098720 and Amendment to Master Deed of record in Instrument No. 20081203-0117317 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jennifer Rucker, unmarried, by Warranty Deed from William B. Neser, Trustee of William B. Neser Declaration of Trust Agreement dated September 26, 2006 and William B. Neser and Priscilla Neser, Husband and Wife, of record in Instrument No. 20150327-0026774, in the Register's Office of Davidson County, Tennessee, dated March 25, 2015, and recorded on March 27, 2015.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION SECTION X - PHASE I, as recorded in Plat Book 7900, Page(s) 745-746 and Re-Recorded in Plat Book 7900, Pages 944-945.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION, SECTION TEN, PHASE ONE of record

in Book 9394, Page 598 and annexation documents in Book 9669, Page 111; Book 9780, Page 284; Book 10136, Page 708; Book 11029, Page 592 and Amendment to Bylaws of record in Instrument Nos. 20081203-0117316, 20190927-0098720 and Amendment to Master Deed of record in Instrument No. 20081203-0117317; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 7389, Page 924.

Easement recorded in Book 2277, Page 619; Book 3028, Page 605; Book 7074, Page 493 (corrected in Book 7400, Page 792); Book 9304, Page 596; Book 9304, Page 599 and Book 9304, Page 604.

This is improved property located at 8527 Sawyer Brown 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 6th day of March, 2026.

Jennifer Rucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Rucker, 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, at office, this 6th day of March, 2026.

Notary Public
My Commission Expires: _____

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