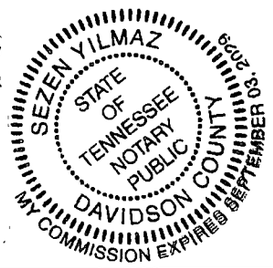
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353807

Karen Johnson Davidson County
Batch # 1398522 DEEDWARR
03/27/2026 10:53:22 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20260327-0024424



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of March, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeanne Gill 1281 General George Patton Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142-09-0E-080.00 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, **Valerie D. Aguilar, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeanne Gill**, ("Grantee"), her 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. 1281, together with the carport designated No. 1281C, on the Plan of Section Seven Phase One River Plantation Condominium Apartments, of record in Plat Book 5200, pages 705 and 706, 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 Seven) , a horizontal property regime established by Master Deed of record in Book 6226, page 9, Register's Office .

Being the same property conveyed to VALERIE D. AGUILAR, by deed from JEANINE D. VEDROS, EXECUTOR OF ESTATE OF CAROL REUTHER, JEANINE VEDROS, EXECUTOR, of record in Instrument No. 20220519-0058259, dated May 9, 2022, 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 2026 and subsequent years for Map-Par. 142-09-0E-080.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 705 and 706, said Register's Office. Master Deed of record in Book 6226, page 9, said Register's Office.

Amended and Restated By-Laws of record in Instrument No. 20141014-0095009, said Register's Office.

This is improved property located at 1281 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 26th day of March, 2026.

Valerie D. Aguilar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Valerie D. Aguilar, 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 26th day of March, 2026.

Notary Public

My Commission Expires: _____

