Karen Johnson Davidson County
Batch# 1415185 DEEDWARR
05/04/2026 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260504-0039406

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2026.

Notary Public
MY COMMISSION EXPIRES: 5-9-26
File No. G26-25527

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	Same As New Owner	
Mary Wangler		142-5-B-38 CO
(NAME)	(NAME)	
8300 Sawyer Brown Rd G-302		
(STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Nathaniel David Grimm, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Wangler, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. G-302, together with the carport designated G-302-C, of Section 3, River Plantation Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of River Plantation (Section Three), of record in Book 4784, Page 464, amended in Book 5785, Page 180, and Book 5840, Page 663, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4784, Page 482, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominium Apartments, Amended Section 3, of record in Book 4675, pages 75-77, amended in Book 4675, page 102-105, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Nathaniel David Grimm, unmarried by Deed dated January 27, 2023 from Andrew L. Rothschild, unmarried, recorded January 30, 2023, in Instrument Number 20230130-0006619, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8300 Sawyer Brown Road, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 1st day of May, 2026.

X _____
Nathaniel David Grimm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2026, before me personally appeared Nathaniel David Grimm, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2026.

_____
Notary Signature
My commission expires: 12/22/29

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, do hereby make oath that I am a licensed attorney and/or the 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 5-1-26.

Affiant Signature

5-1-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of May, 2026.

Notary Signature

My Commission Expires: 5-9-26

