Karen Johnson Davidson County
Batch# 1427321 DEEDWARR
06/02/2026 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20260602-0049638

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$335,000.00~~ **$335,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AP-26-1990	

LUKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michelle E. Mays	**New Owner**	
(NAME)	(NAME)	142-05-0B-017.00-CO
8300 Sawyer Brown Road, D301		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Bonnie Webb, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michelle E. Mays, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. D-301, together with the carport designated No. D-301-C, in River Plantation Section Three a Condominium a Horizontal Property Regime located in Sawyer Brown Road Nashville Davidson County Tennessee as shown on the plan of River Plantation Section Three Condominium Apartments recorded in Book 4675 Page (s) 75 through 77, inclusive and as amended in Book 4675 Pages 103 through 105, inclusive Register's Office for Davidson County, Tennessee and described in a Master Deed of record in Book 4784 Page 464 and as amended in Book 5785 Page 180 and in Book 5840 page 663 Register's Office for Davidson County, Tennessee in which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property apartments co-owners and tenants of River Plantation Section Three Condominium Apartment contained in the Master Deed and the By-Laws appended thereto recorded in Book 4784 Page 482 and as amended in Book 5785 Page 180 and Book 5840 Page 663 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 Bonnie Webb by Warranty Deed from Mary Claire Bradshaw, unmarried of record in Instrument No. 20160606-0056915 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 06, 2016.

This is property more commonly known as 8300 Sawyer Brown Road, D301, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 29th day of May, 2026.

Bonnie Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2026, before me personally appeared Bonnie Webb, 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 29th day of May, 2026.

Notary Signature
My commission expires: 07/03/2028



Certificate of Authenticity

I, Alli Pinkston, 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 **May 29, 2026**.

Date

Alli P

Affiant Signature

6/1/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County