Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1173

Karen Johnson Davidson County
Batch # 1435584 DEEDWARR
06/17/2026 03:27:11 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20260617-0055122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda J. Ellingwood, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hardin D. Hill, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 8510, together with the carport designated No. 8510-C in River Plantation, Section Ten, Phase II-B, 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 II-B, Condominium Apartments, recorded in Plat Book 9700, Page 27, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, amended in Instrument No. 20081203-0117317, Register's Office for Davidson County, Tennessee, to which reference is hereby made, and in annexation documents in Book 9669, Page 111, Book 9780, Page 284, and Book 10024, Page 409, Register's Office for Davidson County, Tennessee. 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 II-B, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, amended in Instrument No. 20081203-0117317, et. seq., as applied to Section Ten, Phase II-B, by annexation documents in Book 9780, Page 284; Book 9669, Page 111; and Book 10024, Page 409, Register's Office for Davidson County, Tennessee is incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Linda J. Ellingwood by Warranty Deed from Steven Lynn Westerman and Lori Ann Westerman Brooks of record in Instrument No. 20141217-0115579, Register's Office for Davidson County, Tennessee, dated December 08, 2014 and recorded on December 17, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 8510 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Hardin D. Hill 8510 Sawyer Brown Road Nashville, TN 37221	OWNER	142-09-0D-183.00

WITNESS THE EXECUTION HEREOF this 16th day of June, 2026.

Linda J. Ellingwood by Philip D. Baltz, POA

Linda J. Ellingwood by Philip D. Baltz, attorney in Fact
Attorney in Fact

State of Tennessee)
County of Davidson)

On this 16th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Philip D. Baltz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of Linda J. Ellingwood, and acknowledged that such person executed the same as the free act and deed of Linda J. Ellingwood pursuant to the Power of Attorney recorded in Instrument No. 20260522-0047028, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 450,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of June, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON