Karen Johnson Davidson County
Batch# 1478308 DEEDWARR
09/28/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260928-0089600

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

CRT File No. 260855417

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

The actual consideration or value, whichever is greater, for this transfer is: $389,900.00

Amanda Aline Ducharme
Affiant

Subscribed and sworn to before me, this 22nd day of September, 2026.

Notary Public
My Commission Expires: 7/13/30

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BRONER MCCOY CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Michael Ducharme and Amanda Aline Ducharme 1279 General George Patton Road Nashville TN 37221	SAME	Tax Parcel ID No. 142 09 0E 078.00 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, **Dorothy A. Easterly White, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Michael Ducharme and Amanda Aline Ducharme, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1279, together with the Carport designated No. 1279C, on the Plan of RIVER PLANTATION, SECTION SEVEN, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of RIVER PLANTATION, SECTION SEVEN Condominium Apartments, recorded in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, 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 apartment, property, co-owners and tenants of RIVER PLANTATION, SECTION SEVEN, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6226, Page 9, 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 Dorothy A. Easterly White and husband, John R. White, by Warranty Deed from Sheri W. Kirshner Rubin, married, of record in Book 9389, Page 803, in the Register's Office of Davidson County, Tennessee, dated June 24, 1994 and recorded on June 27, 1994. The said John R. White died on January 7, 2026, leaving Dorothy A. Easterly White as surviving tenant by the entirety.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN PHASE ONE RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page 705 and 706, and Amended in Book 6392, Page 321.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN RIVER PLANTATION, as recorded in Plat Book 5200, Page 562.

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 SEVEN) Condominium of record in Book 6226, Page 9 and Amended in Instrument No. 20141014-0095009; 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.

Easement recorded in Instrument No. 20230301-0014402 and Amended in Instrument No. 20231016-0080802 and Assignment recorded in Instrument No. 20260408-0028430.

Charter for River Plantation Section VII recorded as Instrument No. 20070405-0041036 and Amended in Instrument No. 20141014-0095008.

By Laws for River Plantation Section Seven recorded as Book 6226, Page 18.

This is improved property located at 1279 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 15th day of September, 2026.

Dorothy A. Easterly White

Dorothy A. Easterly White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy A. Easterly White, 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 15th day of September, 2026.

Kate Rosenthal

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 9/15/2026 (date of document).

L. Broner McCoy
Date: 9/28/2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 29th day of Sept., 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY