Karen Johnson Davidson County
Batch# 1022302 DEEDWARR
07/03/2023 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $6,475.00
20230703-0050860

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37699-05-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2023. Notary Public My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
River Road Trust 7518 River Road Pike Nashville, TN 37209	Same as new owner	Map and Parcel No.: 08900006600

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, Jordan C. Christie and wife, Heidi C. Christie (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to River Road Trust dated May 26, 2023 ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7518 River Road Pike, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 28th day of June, 2023.

GRANTORS:

Jordan C. Christie

Heidi C. Christie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan C. Christie and Heidi C. Christie, 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 28th day of June, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 9, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT "A"

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat for David Harrington Property, as shown on Plat of record in Book 11700, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.
Being the same property conveyed to Jordan C. Christie and wife, Heidi C. Christie by deed dated June 1, 2015 from Patricia P. Harrington, unmarried, of record in Instrument No. 20150604-0052511, Register's Office for Davidson County, Tennessee.
TOGETHER WITH certain rights of ingress and egress contained in Ingress & Egress and Utilities Easement of record in Instrument No. 20010117-0004874, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 16 on the Final Plat of River Road Estates, of record in Instrument No. 20010424-0040684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more full and complete description.
Being the same property conveyed to Jordan Christie and Robert Christie, as joint tenants with right of survivorship, by deed dated April 4, 2008 from Laura Beth Oliver and husband, Brian Oliver of record in Instrument No. 20080407-0034629, Register's Office for Davidson County, Tennessee.

Tracts I & II being conveyed to Jordan C. Christie and wife, Heidi C. Christie, by Quitclaim Deed of Consolidation dated June 29, 2016 of record in Instrument No. 20160812-0084251, Register's Office for Davidson County, Tennessee, from Jordan C. Christie and wife, Heidi C. Christie (as to Tract I) and from Jordan Christie and Robert Christie, as joint tenants with rights of survivorship. (as to Tract II)

This conveyance is made subject to:
1. State, County, and City taxes and assessments for 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 11002, Page 118, RODCTN. (Tract I)
3. Easements shown as of record on the Affidavit and attached Maps A, B, c, and d of record in Book 1101, Page 983, Register's Office for Davidson County, Tennessee. (Tract I)
4. Private Roadway Easement of record in Book 11001, Page 989, RODCTN. (Tract I & II)
5. Temporary Access Easement of record in Book 11002, Page 1, RODCTN. (Tract I)
6. Easement for Septic field as of record in Book 11002, Pages 5 & 9, RODCTN. (Tract I)
7. Ingress & Egress and Utilities Easement of record in Instrument No. 20010117-0004874, RODCTN. (Tract I & II)
8. All matters appearing on the Plan of record as Plat Book 11700, Page 63, RODCTN. (Tract I)
9. Waterline Easements granted to Harpeth Valley Utilities of record in Book 5566, Page 109, Book 5608, page 811, and Book 5942, Page 501, Register's Office for Davidson County, Tennessee. (Tract I & II)
10. Transmission Line Easement of record in Book 1881, Page 372, Register's Office for Davidson County, Tennessee. (Tract I & II)
11. Restrictive Covenants contained in an instrument of record in Book 11002, Page 99, as amended in Instrument No. 20050127-0010121, Register's Office for Davidson County, Tennessee. (Tract II)
12. Restrictions and Easements set forth in Affidavit for reference of record in Book 11001, Page 983, Register's Office for Davidson County, Tennessee. (Tract II)
13. Restriction of record in Book 4786, Page 900, Register's Office for Davidson County, Tennessee. (Tract II)
14. By-Laws of River Road Property Owners Association, of record in Instrument No. 19991214-0303054, as amended in Instrument No. 20050127-0010121, Register's Office for Davidson County, Tennessee. (Tract II)
15. Declaration of Covenants, Conditions, and Restrictions for River Road, of record in Instrument No. 20010117-0004873, as amended in Instrument No. 20050127-0010121 RODCTN. (Tract II)
16. Subject to right of way of River Road. (Tract II)
17. All matters appearing on the Plan of record as Instrument No. 20010424-0040684, RODCTN. (Tract II)

Certificate of Authenticity

I, Leslie G. Hayes, 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 **6/28/2023**.

Date

Affiant Signature

7/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of July, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)