WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,045,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1102678 DEEDWARR
02/21/2024 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $3,866.50
20240221-0011801

This area for recording stamp

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2024-0170

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodlake Acres, LLC	New Owner	071-14-2J-002.00
(NAME)	(NAME)	
614 S Business iH 35, Suite C, #21		
(ADDRESS)	(ADDRESS)	
New Braunfels, TX 78130		
(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, WE, **Riverside Development Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Woodlake Acres, LLC, a Texas limited liability company,** 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:

Land in Davidson County, Tennessee, Being Unit 2, together with common areas, as established by Declaration of Covenants Conditions and Restrictions for 1200 Brick Church Pike, a Townhouse Planned Unit Development of record as Instrument No. 20210304-0028435 and being shown on plat attached thereto as Exhibit "B", to which plan is hereby made for a more complete description of the property.

Being property conveyed to Riverside Development Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Tn Coolyst Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20220728-0086281, Register's Office for Davidson County, Tennessee, dated 07/27/2022.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2024, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210304-0028435, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national

origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20211102-0146719, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 1128 Brick Church Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 12th day of February, 2024.

Riverside Development Holdings, LLC, a Tennessee limited liability company

BY: Ryan Talbert, sole member

Ryan Talbert, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Ryan Talbert, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of Riverside Development Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Riverside Development Holdings, LLC, a Tennessee limited liability company by himself as Sole Member.

Witness my hand this 12th day of February, 2024.

See attached Jurat Certificate

NOTARY PUBLIC

My commission expires: _____

VIRGINIA JURAT

State of Virginia)
)
County of City of Alexandria)

On 02/12/2024 (Date), before me, Mohamud Aden (Notary Name),
the foregoing instrument was subscribed and sworn to before me by:

Ryan Talbert

Name of Affiant(s)

☐ Personally known to me **-- OR --**

☐ Proved to me on the basis of the oath of _____ (*Name of Credible Witness*) **-- OR --**

☑ Proved to me on the basis of satisfactory evidence: driver license (*Type of ID Presented*)

WITNESS my hand and official seal.

Notary Public Signature: Mohamud Aden

Notary Commission Number: 7898118

Notary Commission Expires: 03/31/2026

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 02/12/2024

Number of Pages (including notarial certificate): 16

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

True Copy Certification

I, Yvette Meldrum, 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 February 16, 2024.

Signature
February 16, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 16, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025