

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $528,900.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2025.

Notary Public

My Commission Expires: 10/21/2028
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1262398 DEEDWARR
04/21/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,956.93
20250421-0030089

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Kimberly Fisher and Kirk Fisher	NEW OWNER	072-07-0C-007.00 CO
3301 Joggers Pass		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

2324 Riverside Drive, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Fisher and husband, Kirk Fisher

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 7 and associated common areas, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2324 Riverside, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20150303-0018382, in the Register's Office of Davidson County, Tennessee, with plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

BEING the same property conveyed to 2324 Riverside Drive, LLC, a Tennessee limited liability company, by Quitclaim Deed from Elizabeth H. Smith, dated 12/10/2024 and recorded 12/19/2024 in Instrument No. 20241219-0098463; and the same property previously conveyed to Elizabeth H. Smith, an unmarried woman, by Warranty Deed from North by Northeast Development, a Tennessee limited liability company, dated 7/19/2016 and recorded 7/22/2016 in Instrument No. 20160722-0075916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: All matters as shown on the Declaration of Covenants, Conditions and Restrictions and By-Laws, including plan attached as Exhibit "B", of record in Instrument No. 20150303-0018382; Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument No. 20150330-0027266; Agreement for Dedication of Easement for Joint Access of record in Instrument No. 20150310-0020564; Conveyance of Open Space of record in Instrument No. 20160307-0021861; Agreement for Dedication of Easement for Public Utility of record in Instrument No. 20150423-0036319; HOA Charter of record in Instrument No. 20151229-0130797, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2324 Riverside Drive, Unit 7, Nashville, TN 37216

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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(s) this 17th day of April, 2025.

2324 Riverside Drive, LLC, a Tennessee Limited Liability Company

Matthew D. Holt, Member/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public for said County and State, personally appeared Matthew D. Holt, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of 2324 Riverside Drive, LLC, a Tennessee limited liability company, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 17th day of April, 2025.

Notary Signature
My commission expires: 8/19/2028



True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 April 17, 2025 (date of document).

Affiant Signature

4-21-2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of April, 2025.

Notary's Signature

My Commission Expires: 8/19/2028

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford