Karen Johnson Davidson County
Batch # 1276019 DEEDWARR
05/21/2025 10 36 09 AM 3 pgs
Fees $18 00 Taxes $2,275 50
20250521-0039974

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38620-04-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me this 19th day of May, 2025. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Condon Nathaniel Condon 7245 Riverfront Drive Nashville, TN 37221	New Owner	Map and Parcel No.: 126 16 0A 508.00

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 Clawson and Emily Clawson, as Trustees, of the Jordan Clawson and Emily Clawson Living Trust ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Lisa Condon and Nathaniel Condon, wife and husband ("Grantees"), their heirs 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 7245 Riverfront Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have 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 Grantees, their heirs 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 15th day of May, 2025.

GRANTORS:

Emily Clawson, as Trustee of the
Jordan Clawson and Emily Clawson Living Trust

Jordan Clawson, as Trustee of the
Jordan Clawson and Emily Clawson Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jordan Clawson and Emily Clawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of the Jordan Clawson and Emily Clawson Living Trust, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15th day of May, 2025.

Notary Public
My Commission Expires:

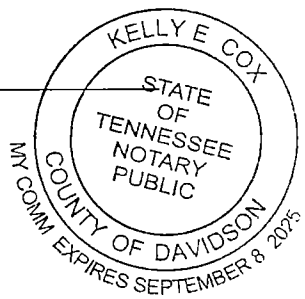


EXHIBIT "A"

Land located in Davidson County, Tennessee, being all Lot No. 283 on the Plan of Final Plat, RIVERWALK, PHASE 3-C, of record in Plat Instrument No. 20050706-0077607, (erroneously referenced Plat Instrument No. 20050706-00776074 in prior deed), as corrected by Surveyors Certificate of Correction in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jordan Clawson and Emily Clawson, husband and wife, by Warranty Deed from Jacqueline Robbins, a.k.a. Jaqueline Robbins, and Joshua Robbins, wife and husband, of record in Instrument No. 20190503-0041807, in the Register's Office of Davidson County, Tennessee, dated May 2, 2019 and recorded on May 3, 2019.

Being the same property conveyed to Jordan Clawson and Emily Clawson, as Trustees, of the Jordan Clawson and Emily Clawson Living Trust, by Quit Claim Deed from Jordan Clawson and Emily Clawson, husband and wife, of record in Instrument No. 20201015-0119688, in the Register's Office of Davidson County, Tennessee, dated October 9, 2020 and recorded on October 15, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 3-C, as recorded in Instrument No. 20050706-0077607, as corrected by Surveyors Certificate of Correction recorded in Instrument No. 20070330-0038464.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEWSOM LANDS, as recorded in Plat Book 1, Page 25.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MRS. NEWSOM'S LAND, as recorded in Plat Book 1, Page 121.
7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT RIVERWALK COMMUNITY, as recorded in Instrument No. 20011024- 0115969.
8. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, and amended in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502 and Instrument No. 20220804-0088700.
9. Easement recorded in Instrument No. 20070627-0076737.
10. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687, and Instrument No. 20040826-0103240.
11. Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.
12. Charter for Riverwalk Nashville Homeowners Association, Inc. recorded as Instrument No. 20020425-0051371.
13. Common Open Space and Areas in Quitclaim Deed recorded as Instrument No. 20071220-0145869.