THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250550930

Karen Johnson
Batch # 1283161
06/09/2025 10:22:20 AM
Fees: $13.00 Taxes: $2,216.30

Davidson County
DEEDWARR
2 pgs

20250609-0045040

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $599,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 6th day of June, 2025.

Kim Murray
Notary Public
My Commission Expires: 3/7/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Millissa Deli and Tyler Kufta 7151 Riverfront Dr Nashville TN 37221	New Owner	Tax Parcel ID No. 126 16 0A 379.00

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, **Christine K. Buchanan, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Millissa Deli and Tyler Kufta, married to each other**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 455 on the Plan of Final Plat RIVERWALK, PHASE 3A of record in Plat at Instrument No. 20041020-0126317, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christine K. Buchanan, a single woman, by Warranty Deed from Morgan E. Searcy, a married person and Paul H. Searcy, a married person, of record in Instrument No. 20160127-0007908, in the Register's Office of Davidson County, Tennessee, dated January 19, 2016 and recorded on January 27, 2016.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK, PHASE 3A, as recorded in Instrument No. 20041020-0126317.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083 and as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502 and 20220804-0088700.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20040919-0101279, 20040826-0103240.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.

Charter for Riverwalk Nashville Homeowners Association, Inc. recorded in Instrument No. 20020425-0051371.

This is improved property located at 7151 Riverfront Dr 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 6th day of June, 2025.

_____ _____

Christine K. Buchanan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine K. Buchanan, 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 6th day of June, 2025.

_____

Notary Public
My Commission Expires: _____

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