THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550918** Karen Johnson Davidson County Batch # 1283554 DEEDWARR 06/09/2025 02:20:20 PM 2 pgs Fees: $13.00 Taxes: $1,387.50 20250609-0045227	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2025. Notary Public My Commission Expires:

DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Haley O'Donohue and Timothy William O'Donohue, and Michelle J. O'Donoghue 425 Plantation Court Nashville TN 37221	Send Tax Bills To: Legacy Home Loans, dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 142 05 0A 096.00

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, **Katia S. Landry, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Haley Erin O'Donoghue unmarried, and Timothy William O'Donoghue and wife Michelle J. O'Donoghue, to be held as joint tenants with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. Q-2, together with the Carport designated Q-2-C, in RIVER PLANTATION, SECTION TWO, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the Plat of SECTION 2, RIVER PLANTATION, CONDOMINIUM APARTMENTS, of record in Plat Book 4460, Pages 136 and 137, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Katia S. Landry, unmarried, by Quitclaim Deed from Annabelle C. Landry, unmarried, of record in Instrument No. 20240523-0038481, in the Register's Office of Davidson County, Tennessee, dated May 16, 2024 and recorded on May 23, 2024.

Being the same property conveyed to Annabelle C. Landry, unmarried and Katia S. Landry, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from William C. McBride, unmarried, of record in Instrument No. 20210504-0059448, in the Register's Office of Davidson County, Tennessee, dated April 30, 2021, and recorded on May 04, 2021.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, RIVER PLANTATION, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page(s) 136-137.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, RIVER PLANTATION, as recorded in Plat Book 4460, Page 80.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION TWO) of record in Book 4661, Page 334 and Amendment to Bylaws recorded in Book 4691, Page 906 (corrected in Book 6436, Page 389); Book 6354, Page 676 and Amended and Restated Bylaws recorded in Instrument No. 20120828-0077595 (Scrivener's Affidavit recorded in Instrument No. 20121207-0113069), 20180522-0048990 and Amended and Restated in Instrument No. 20120828-0077603, 20180522-0048991 and 20241210-0095977; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for River Plantation (Section Two), Inc., recorded as Instrument No. 20100408-0026710 and as amended in Instrument No. 20110831-0067570.

Grant of Easement recorded as Instrument No. 20130517-0050159

This is improved property located at 425 Plantation Court 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 5th day of June, 2025.

Katia S. Landry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katia S. Landry, 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 5th day of June, 2025.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____