WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288986 DEEDWARR
06/23/2025 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $2,249.60
20250623-0049269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,000.00.

SR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-25-29

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110, Nashville, TN 37201

File No.: 37270

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Steven Satcher and Nicole Satcher	Steven Satcher and Nicole Satcher	082-14-0A-078.00-CO
(NAME)	(NAME)	
1012 1st Avenue North	1012 1st Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville TN 37201	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL BUCHANAN AND, AS JOINT TENANTS AND HAL ROSEMAN, AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN SATCHER AND NICOLE SATCHERHUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1012 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671,

Instrument No. 20060518-0058640, Instrument No. 20090109-0002382 and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Paul Buchanan, a married man, and Hal Roseman, a married man by Warranty Deed from James Sherman, an unmarried man of record in Instrument No. 20210721-0097625 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 21, 2021.

This is improved ☑ property, known as 1012 1st Avenue North, Nashville, TN 37201

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

The conveyance of the above-described parcel of land is subject to the following:

1. 2025 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums of record in Instrument No. 20051221-0153160, First Amendment in Instrument No. 20051228-0155671, Second Amendment in Instrument No. 20060518-0058640, Appointment of Substitute trustee in Instrument No. 20101129-0094655, Amendment in Instrument No. 20150402-0029055 and Scriveners Affidavit in Instrument No. 20210923-0128192 Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.

4. Charter of HOA of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee.

5. Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.

6. TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.

7. Sewer Easement(s) of record in Book 2098, Page 166, and Book 7228, Page 400 and Book 11112, Page 881, in the Register's Office for Davidson County, Tennessee.

8. Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument Number 20160301-0019392, in the Register's Office for Davidson County, Tennessee.

10. Restrictive Covenants of the Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District of record in Book 9183, Page 130 and Book 11625, Page 280, Instrument No. 20020425-0051069, Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee.

11. Memorandum Lease of record in Book 11233, Page 522, in the Register's Office for Davidson County, Tennessee.

12. Agreement of record in Book 11405, Page 552, in the Register's Office for Davidson County, Tennessee.

13. Agreement of record in Book 55, Page 468, in the Register's Office for Davidson County, Tennessee.

14. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

15. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 our hands this 16th day of June, 2025.

Paul Buchanan by Cheryl A. Dillon, his Attorney in Fact.

Paul Buchanan by Cheryl A. Dillon, his
Attorney in Fact

Hal Roseman by Cheryl A. Dillon, his Attorney in Fact.

Hal Roseman by Cheryl A. Dillon, his
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2025, before me personally appeared Cheryl A. Dillon as Attorney in Fact for Paul Buchanan and Hal Roseman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

April N. Bradley

Notary Public
My Commission Expires: 3-25-2027

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 16th of June 2025. (Date of document)

Affiant Signature

6/23/2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23 day of June, 2025.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028