THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550897**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2025. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1295250 DEEDWARR
07/09/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250709-0053759

WARRANTY DEED

Address New Owner: Thomas Gould Tillotson and Frances E. Regan 7204 Riverfront Drive Nashville TN 37221	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 126 16 0A 520.00

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, **Tommy A. Conner and Rebecca L. Russell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Gould Tillotson and Frances E. Regan, husband and wife**, ("Grantees"), its successors, 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. 405 on the Plan RIVERWALK, PHASE 3C, of record in Instrument No. 20050706-0077607, as corrected in Instrument No. 20070330-0038464, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Tommy A. Conner and Rebecca L. Russell, husband and wife, by Warranty Deed from Sharon L. Shorter, an unmarried woman, of record in Instrument No. 20220610-0066264, in the Register's Office of Davidson County, Tennessee, dated June 08, 2022 and recorded on June 10, 2022.

The execution of this instrument is affected by the signature of Joshua Illig as Attorney-in-Fact for Tommy A. Conner and Rebecca L. Russell, which Power of Attorney is recorded in Instrument Nos. 202507090053755_&_202507090053756__Register's Office for Davidson County, Tennessee.

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 RIVERWALK PHASE 3C, as recorded in Instrument No. 20050706-007760, as corrected in Instrument No. 20070330-0038464.

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.

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

Easement for Right of Way, recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240.

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

This is improved property located at 7204 Riverfront Drive 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 7th day of July, 2025.

Tommy A. Conner by Joshua Illig, Attorney In Fact

Tommy A. Conner
by Joshua Illig, as Attorney-In-Fact

Rebecca L. Russell by Joshua Illig, Attorney In Fact

Rebecca L. Russell
by Joshua Illig, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Joshua Illig, 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, and who further acknowledged that they are the attorney-in-fact for Tommy A. Conner and Rebecca L. Russell and they are authorized by Tommy A. Conner and Rebecca L. Russell to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of July, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 7 day of July, 2025.

Affiant Signature

Date 7/7/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

