Karen Johnson Davidson County
Batch# 1305651 DEEDWARR
08/04/2025 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20250804-0061338

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38748-06-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. _____ Affiant Subscribed and sworn to before me this 1st day of August, 2025. _____ Notary Public My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wesley Riles, Kristin Riles 705 McPherson Drive Nashville, TN 37221	**New Owner** **Property**	Map and Parcel No.: 142140C00100CO

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, Elberta Express, Inc., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kristin Riles and Wesley Randall Riles, married, as joint tenants, ("Grantee"), its successors, 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 705 McPherson Drive, Nashville, TN 37221.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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, Grantor has executed this instrument on the 1st day of August, 2025.

GRANTOR:

Elberta Express, Inc., a Tennessee corporation

BY: Alden Horton, III, President and Director

Alden Horton, III, President and Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alden Horton, III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Director of Elberta Express, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that such President and Director, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2025.

Notary Public
My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit Number 1A, on the plan of McPherson Place Townhomes, as shown on the Collective Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and acurate description thereof.

Being part of the same property conveyed to Elberta Express, Inc., a Tennessee corporation, by deed dated November 22, 2021 from David Childers, married, and James Thorpe, married, of record in Instrument No. 20211203-0160394, Register's Office for Davidson County, Tennessee. Corrected Certificate of Acknowledgment of record in Instrument No. 20220817-0093170, Register's Office for Davidson County, Tennessee.

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

1. State and County taxes for the year 2025, which have been prorated and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for McPherson Place Townhomes, of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Site Plan of record attached as Collective Exhibit "C" to the Declaration in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4300, Page 114, Register's Office for Davidson County, Tennessee.
5. Deed and Agreed Order of Possession and Agreed Final Order between Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee and McPherson Place Towhnomes Corporation, of record in Instrument No. 20160223-0017321, Register's Office for Davidson County, Tennessee.
6. Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises. Rights or claims of parties in possession.
7. Subject to rights of others in and to the common areas and/or elements.
8. Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.

Certificate of Authenticity

I, Krystal Schuster, 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 **8/1/25**.

Date

Affiant Signature

8/1/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **August**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)