Karen Johnson Davidson County Batch# 1311827 DEEDWARR 08/19/2025 04:07:30 PM 3 pgs Fees: $18.00 Taxes: $825.10 20250819-0066401	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $223,000.00 Affiant Subscribed and sworn to before me, this 19th day of August, 2025. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
W.A. Investment Ventures LLC	New Owner	**07301006900**
PO BOX 210691		
NASHVILLE, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 1934 Riverwood Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

W.A. Investment Ventures LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14, Section A, Happy Valley Subdivision, not of record, and being more particularly described according to a survey made September 2, 1945, by Z J Wilkinson, Surveyor, as follows:

BEGINNING at a point in the Southerly margin of Riverwood Drive, formerly Williams Ferry Road, at a common corner of Lots 14 and 15; thence with the line between said lots, Southerly 168.5 feet to the corner of Lots 33 and 34; thence with the line between Lots 33 and 34, Westerly 75 feet to the corner of Lots Nos. 13 and 32; thence with the line between Lots Nos. 13 and 14, Northerly 166.5 feet to the Northerly margin of Riverwood Road; thence with the margin of the same, Easterly 75 feet to the beginning.

Being the same property conveyed to Erin Dias, Trustee of The 1934 Riverwood Drive Trust, by Warranty Deed from Jeffery L Kettler, dated August 14, 2025, of record in Instrument 20250818-0065760, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as: 1934 Riverwood Dr. Nashville, TN 37216

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 in 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.

Date: 7/23/25

The 1934 Riverwood Drive TRUST

By: Erin Dias
Its: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 1934 Riverwood Drive Trust and that she is authorized by the 1934 Riverwood Drive TRUST to execute this instrument on its behalf.

Witness my hand, at office, this 23 day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/23/25 (date of document).

Jennifer Russell
Affiant Signature

8/19/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

