THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250751733**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $574,900.00. Affiant Subscribed and sworn to before me, this 26th day of August, 2025. Notary Public My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1315416 DEEDWARR
08/27/2025 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.13
20250827-0068659

WARRANTY DEED

Address New Owner: Kayla Chappell 613 Claridge Dr Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 107 08 0 010.00

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, **613 Claridge Drive, LLC, a Delaware limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kayla Chappell, an unmarried woman,** ("Grantees"), her 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. 30 on the Plan of LARKWOOD SUBDIVISION, of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to 613 Claridge Drive, LLC, a Delaware limited liability company, by Warranty Deed from Thomas Romanoff, unmarried, of record in Instrument No. 20240812-0060260, in the Register's Office of Davidson County, Tennessee, dated August 09, 2024, and recorded on August 12, 2024.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LARKWOOD, as recorded in Plat Book 2900, Page(s) 144.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3186, Page 181 as being amended in Book 3339, Page 363 and Waiver record in Book 4916, Page 750.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 613 Claridge Dr Nashville TN 37214

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 26th day of August, 2025.

613 Claridge Drive, LLC

Riu Serpentona Holdings, LLC, Sole Member of 613 Claridge Drive, LLC

By: Nathan L. Powers, Authorized Agent of
Riu Serpentona Holdings, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Riu Serpentona Holdings, LLC, Sole Member of 613 Claridge Drive, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 26th day of August, 2025.

Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Holly A. Mason, 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 August 26 2025.

Affiant Signature

8/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026