Karen Johnson Davidson County
Batch # 1321703 DEEDWARR
09/15/2025 09:40:21 AM 2 pgs
Fees: $13.00 Taxes: $8,362.00
20250915-0073249

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. EM-25-10874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MBHR Trust dated November 15, 2018	NEW OWNER	
(NAME)	(NAME)	089-00-0-066.00
7518 River Road Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Leslie Garside, Trustee of The River Road Trust dated May 26th, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MBHR Trust dated November 15, 2018**, 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:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat for David Harrington Property, as shown on Plat of record in Book 11700, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 16 on the Final Plat of River Road Estates, of record in Instrument No. 20010424-0040684, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more full and complete description.

Being the same property conveyed to River Road Trust dated May 26, 2023 by Warranty Deed from Jordan C. Christie and wife, Heidi C. Christie of record in Instrument No. 20230703-0050860 Register's Office for Davidson County, Tennessee, dated June 28, 2023 and recorded on July 03, 2023.

This is property more commonly known as 7518 River Road Pike, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 12th day of September, 2025.

The River Road Trust dated May 26th, 2023

By: _____
Leslie Garside, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2025, before me personally appeared Leslie Garside, Trusteesof The River Road Trust dated May 26th, 2023, 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's (or persons') free act and deed.

Witness my hand, at office, this 12th day of September, 2025.

_____
Notary Signature
My commission expires:

