Karen Johnson Davidson County
Batch# 1328813 DEEDWARR
10/01/2025 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20251001-0078365

WARRANTY DEED

RACHEL MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY OF SHEATHAM

File No. PA-25-10484

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 3-21-2028
(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
Valerie Niehaus	New Owner	
(NAME)	(NAME)	083-15-0G-002.00-CO
233 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Victoria A. Harris, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Valerie Niehaus a single person**, 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:

Land in Davidson County, Tennessee, being Unit 2617B, by Declaration of Covenants, Conditions and Restrictions for Homes At 2817 Noonan Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170606-0056465 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria A. Codrington, single woman by Warranty Deed from Prime Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20200207-0014591 Register's Office for Davidson County, Tennessee, dated February 06, 2020 and recorded on February 07, 2020.
***Victoria A. ~~Codrington~~ Codrington having since married and is n/k/a Victoria Harris.**
Jordan Harris joins in this conveyance to convey any and all interest he may have in subject property.

This is property more commonly known as 233 Riverside Drive, Nashville, TN 37206.

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 30th day of September, 2025.

Victoria A. Harris

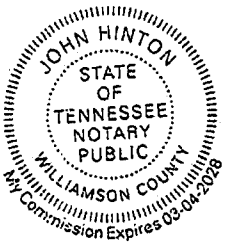
Jordan Harris

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 30th day of September, 2025, before me personally appeared Victoria A. Harris and Jordan Harris, 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 30th day of September, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Emma Howard, 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 9-30-2025 (date of document).

Emma Howard
Affiant Signature

9-30-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of September, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL