WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2029

Karen Johnson Davidson County
Batch# 1330895 DEEDWARR
10/06/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251006-0079652

File #25-JJ-1701-9

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
John Tyler Burden and Samantha Boyle	**New Owner**	
(NAME)	(NAME)	
1701 Porter Road, Unit 9		**072 15 2M 009.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRANDON T. JENKINS, AN UNMARRIED MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN TYLER BURDEN AND SAMANTHA BOYLE, HUSBAND AND WIFE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 9, RIVERSIDE STATION, A PLANNED UNIT DEVELOPMENT, Horizontal Property Regime with Private Easements, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200114-0005127 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Brandon T. Jenkins, unmarried man, by Warranty Deed from Riverside East Development, LLC, a Tennessee limited liability Company, of record in Instrument No. 20210604-0075202, in the Register's Office of Davidson County, Tennessee, dated May 25, 2021, and recorded on June 04, 2021.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE AND HORN'S 6TH ADDITION, as recorded in Plat Book 332, Page 118.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200114-0005127.
* Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Instrument No. 20170628-0065154.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200221-0019754.
* Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20210331-0042498.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4144, Page 660.
* Easement for Access, recorded in Instrument No. 20191127-0122948.

* Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No. 20200206-0014101.
* Charter of Riverside Station Townhome Association, Inc. recorded in Instrument No. 20200114-0004967.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___**X**___ **improved** property known as: **1701 Porter Road, Unit 9, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the **3rd** day of **October, 2025.**

Brandon T. Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2025, before me personally appeared Brandon T. Jenkins, 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 3rd day of October, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, **Ryan Lux**, 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 **10/3/25**.

Date

Affiant Signature

10/3/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **October**, 2025.

Notary's Signature

My Commission Expires: 2/26/2029

Date

Notary's Seal (if on paper)

