WARRANTY DEED

Karen Johnson Davidson County
Batch# 1337172 DEEDWARR
10/22/2025 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20251022-0084145

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10.04.2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1718

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Stephen E Lyster and Heather Elizabeth Cooley	Stephen E Lyster and Heather Elizabeth Cooley	071-14-2J-001.00-CO
(NAME) 1126 Brick Church Pk.	(NAME) 1126 Brick Church Pk.	
(ADDRESS) Nashville TN 37207	(ADDRESS) Nashville. TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Seventy-Five Thousand And No/100 Dollars ($1,075,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RIVERSIDE DEVELOPMENT HOLDINGS, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN E LYSTER AND HEATHER ELIZABETH COOLEY, HUSBAND AND WIFE,** 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 Units 1, as established by Declaration of Covenants, Conditions and Restrictions for 1200 Brick Church Pike, a Townhouse Planned Unit Development of record as Instrument No. 20210304-0028435 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 a portion of the same property conveyed to Riverside Development Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from TN Coolyst Properties, LLC of record in Instrument No. 20220728-0086281 Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on July 28, 2022.

unimproved ☐
This is improved ☑ property, known as 1126 Brick Church Pike, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Subject to: 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 records.

Witness our hands this 17th day of October, 2025.

Riverside Development Holdings, LLC

BY: _____
Ryan Talbert
Sole Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ryan Talbert, with whom I am personally acquainted (or proved to me based on satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Riverside Development Holdings, LLC, the within named bargainor, a Tennessee LLC, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC himself as Sole Member of said LLC.

Witness my hand and official seal, this the 17th day of October, 2025

_____
Notary Public My Commission Expires: 3-23-27

Amelia D. Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 October 17, 2025.

Signature

October 17, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 17, 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON