THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** Record & Return To: Karen Johnson Batch # 1341710 11/03/2025 02 57 41 PM Fees $18 00 Taxes $1,757 13 Davidson County DEEDWARR 3 pgs 20251103-0087529	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $474,900 00 Affiant Subscribed and sworn to before me this 30th day of October, 2025 Notary Public My Commission Expires: 5/8/28 DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner: Katharine S Klar 3917 Bridgeview Lane Nashville, TN 37221	**Send Tax Bills To:** SIMMONS BANK 17901 CHENAL PKWY LITTLE ROCK, AR 72223	**Tax Information:** Map and Parcel No.: 141060C05200CO

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, **Brian Dale Glasser and wife, Susan Z. Glasser** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Katharine S. Klar, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto

This is improved property located at 3917 Bridgeview Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. G-BMR-25-3632

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of October, 2025.

Brian Dale Glasser

Susan Z. Glasser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Dale Glasser and Susan Z. Glasser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2025.

Notary Public

My Commission Expires.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Riverbridge Community, Phase 1B, as of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Brian Dale Glasser, married, by deed from John Weldon and Rosemary Weldon, husband and wife, of record in Instrument No 20220420-0045717, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 27, 2022 of record in Instrument No 20220504-0051643, Register's Office for Davidson County, Tennessee, Brian Dale Glasser, married, conveyed subject property to Gerald G. Patterson, Trustee, who subsequently conveyed subject property to Brian Dale Glasser and wife, Susan Z Glasser.

This conveyance is made subject to:

1 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties

2 Declaration of Covenants, Conditions and Restrictions for Riverbridge of record in Instrument No 20030205-0016044, amended in Instrument No. 20030303-0027396, and made applicable in Instrument No 20030806-0111893, Register's Office for Davidson County, Tennessee

3 By-Laws of Riverbridge Homeowners Association, Inc., of record in Instrument No 20030218-0020999, Register's Office for Davidson County, Tennessee.

4. Dedication of common area to Riverbridge Homeowners Association, Inc. of record in Instrument No 20030806-0111892, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the Plan of record as Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee.

6 All matters appearing on the Plan of record as Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee

7 Easement of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee.

8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7601, page 415, Register's Office for Davidson County, Tennessee.

9 Storm water detention agreement of record in Instrument No 20021217-0155374, Register's Office for Davidson County, Tennessee.

10 Subject to rights of others in and to the common areas and/or elements