Karen Johnson
Batch # 1349990
11/24/2025 09 54 10 AM
Fees $13 00 Taxes $2,319 90

Davidson County
DEEDWARR
2 pgs

20251124-0093501

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $627,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

File No RES-25-1525D-sale

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Seamus Blair, Bryan Blair, and Kelly Mofield	**New Owner**	072 15 4R 004 00 CO
(NAME)	(NAME)	
1525 Riverside Drive D Nashville, TN 37206		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **SCOTT COLLINS AND KIMBERLY COLLINS, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SEAMUS BLAIR, UNMARRIED AND BRYAN BLAIR AND KELLY MOFIELD, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs 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 1525-D of THE RETREATS AT RIVERSIDE HOMEOWNER'S ASSOCIATION, INC , a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for THE RETREATS AT RIVERSIDE HOMEOWNER'S ASSOCIATION, INC , a Horizontal Property Regime with Private Elements, of record in Instrument No 20230501-0032027, subject to First Amendment recorded in Instrument No 20230824-0066378 and Second Amendment recorded in Instrument No 20251118-0091872, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of THE RETREATS AT RIVERSIDE HOMEOWNER'S ASSOCIATION, INC , a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" and/or Exhibit "1" to said Declaration appearing in Instrument No 20230501-0032027, First Amendment in Instrument No 20230824-0066378, and Second Amendment recorded in Instrument No. 20251118-0091872, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

Being part of the same property conveyed to Scott Collins and Kimberly Collins, husband and wife, from Urban Gate Properties LLC, a Tennessee limited liability company, by Warranty Deed dated March 20, 2023, recorded March 21, 2023, in Instrument No 20230321-0020419, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record, 3) All easements of record, 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations

This is **improved** property, known as 1525-D Riverside Drive, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (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 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 20th day of November, 2025

Scott Collins

Kimberly Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2025, before me personally appeared Scott Collins and Kimberly Collins, 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 20th day of November, 2025

Notary Signature
My commission expires 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171