This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-7512-TM

Karen Johnson Davidson County
Batch# 1350689 DEEDWARR
11/25/2025 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20251125-0094011

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Lee Louder and Paula Louder 8830 Sawyer Brown Road Nashville, TN 37221	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	142 13 0C 112.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Daniel M. Turner, Sr. and Pamela S. Turner, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Paula Louder and Stephen Lee Louder, wife and husband** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 8830, together with the carport designated No. 8830-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 2, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson county, Tennessee, as shown on the Plat of RIVER PLANTATION, SECTION ELEVEN, PHASE 2, CONDOMINIUM APARTMENTS, recorded in Book 9700, Page 748, Register's office for Davidson county, Tennessee, and described in a Master Deed recorded in Book 10628, Page 661, and annexation document of record in Book 11156, Page 361, Register's office for Davidson county, Tennessee, and Plat Book 9700, Page 748, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of RIVER PLANTATION, SECTION ELEVEN, PHASE 2, CONDOMINIUM APARTMENTS, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, Page 661, and Plat in Book 9700, Page 482, et seq., Register's office for Davidson county, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, Page 592, and Plat Book 9700, Page 694: Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, Page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, Page 184, and Plat Book 9700, Page 835; and section Eleven, Phase 4, by annexation document of record in Book 11432, Page 903, and Plat Book 9700, Pages 884 and 885 and Annexation document of record in Instrument No. 20010131-0009315 and Instrument No. 20010911-0098566 and First Amendment to the By-Laws recorded in Instrument No. 20191206-0126310, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Daniel M. Turner, Sr. and Pamela S. Turner, husband and wife, by Warranty Deed from Michael R. Rucker and wife, Donna E. Rucker, of record in Instrument No. 20210527-0071722, in the Register's Office of Davidson County, Tennessee, dated May 26, 2021, and recorded on May 27, 2021.

This is improved property located at: **8830 Sawyer Brown Road, Nashville, TN 37221.**

This conveyance is made subject to 1) property taxes for the year 2026, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2025.

GRANTOR:

Daniel M. Turner, Sr.

Pamela S. Turner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel M. Turner, Sr. and Pamela S. Turner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of November, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **November 24, 2025**

Affiant Signature

11/24/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 24, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

