THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152689**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $494,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2025. Notary Public My Commission Expires: 9/19/28

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

Karen Johnson Davidson County
Batch# 1353916 DEEDWARR
12/04/2025 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,827.80
20251204-0096573

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shraddha Sagar and Rahul Mony Hair 1205 Riverbirch Way Hermitage TN 37076	New Owner	Tax Parcel ID No. 097 02 0A 185.00

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, **Holden Richmond and Emily Richmond, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shraddha Sagar and Rahul Mony Hair, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Final Plat VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 2B of record in Plat at Instrument No. 20120510-0040662, 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 the same property conveyed to Holden Richmond and Emily Richmond, husband and wife, by Quitclaim Deed from Holden Richmond, of record in Instrument No. 20211112-0150923, in the Register's Office of Davidson County, Tennessee, dated November 01, 2021 and recorded on November 12, 2021.

Being the same property conveyed to Holden Richmond, unmarried man, by Warranty Deed from Wayne G. Ho and wife, Thuy-Tang Ngoc Ho, of record in Instrument No. 20180829-0085659, in the Register's Office of Davidson County, Tennessee, dated August 10, 2018 and recorded on August 29, 2018.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 2B, as recorded in Instrument No. 20120510-0040662.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080408-0035557, Supplemented in Instrument No. 20140424-0034613, as amended in Instrument No. 20170906-0091483.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070713-0083651 and Instrument No. 20100301-0015327.

Common Open Space Deed recorded as Instrument No. 20170621-0062248.

Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package

This is improved property located at 1205 Riverbirch Way Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of December, 2025.

Holden Richmond

Emily Richmond

STATE OF Kansas)

COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holden Richmond and Emily Richmond, 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 4th day of December, 2025.

Notary Public

My Commission Expires: 04/14/29

URANIA C WHITAKER
Notary Public - State of Kansas
My Appointment Expires 04/14/29
122959

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 4, 25 (date of document).

Jennifer L Pennell

Dec 4, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 4, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

