RN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152703

Karen Johnson Davidson County
Batch # 1357478 DEEDWARR
12/12/2025 01 34 43 PM 2 pgs
Fees $13 00 Taxes $1,587 30
20251212-0099224

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $429,000.00

Affiant

Subscribed and sworn to before me, this 11th day of December, 2025.

Notary Public
My Commission Expires: 11-8-27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank Randall O'Brien and Beth Barnard 987 Todd Preis Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 05 0D 048.00

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, **Robert Craig Cleland and Sue Cleland, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank Randall O'Brien and Beth Barnard, husband and wife**, ("Grantees"), its 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 Unit Number N-401, together with Carport Designated No. N-401-C on the plan of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS of record in Plat Book 4860, Pages 17-19, as amended in Plat Book 4860, Pages 107-109, in the Register's Office of Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description, together with the appurtenant interest in the common elements of RIVER PLANTATION (SECTION FOUR), a horizontal property regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, Page 756 and at Instrument No. 20050128-0010626, as supplemented and amended in Instrument No. 20050602-0062760 and further amended in Instrument No. 20250514-0037999 in said Register's Office.

Being the same property conveyed to Robert Craig Cleland and Sue Cleland, husband and wife, by Warranty Deed from Barbara Ruth Causey a/k/a Barbara C. Ferguson, an unmarried person, of record in Instrument No. 20210617-0081915, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on June 17, 2021. Also see Affidavit of Scrivener's Error of record in Instrument No. 20210708-0091973, Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 4860, Page(s) 17-19 and amended in Plat Book 4860, Pages 107-109.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, RIVER PLANTATION, as recorded in Plat Book 4675, Page(s) 127 and Revised in Plat Book 4860, Page 16.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION FOUR) Condominium of record in Book 4892, Page 440, as amended in Book 4956, Page 756 and at Instrument No.

20050128-0010626, as supplemented and amended in Instrument No. 20050602-0062760 and further amended in Instrument No. 20250514-0037999; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right-of-Way, recorded in Book 2274, Page 547.

Easement for Utilities, recorded in Book 3770, Page 6.

Easement for Grant of Gas Service Line or Fuel Line, recorded in Book 7776, Page 934.

Easement recorded in Instrument No. 20230413-0027088.

Charter for River Plantation Section Four Condominiums Homeowners Association recorded as Instrument No. 20050415-0042394.

By Laws for River Plantation Section Four Condominiums Homeowners Association recorded as Book 4892, Page 456.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 987 Todd Preis Drive Nashville TN 37221

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 10th day of December, 2025.

Robert Craig Cleland

Sue Cleland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Craig Cleland and Sue Cleland, 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 10th day of December, 2025

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026