Karen Johnson Davidson County
Batch# 1361635 DEEDWARR
12/23/2025 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $3,903.50
20251223-0102299

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,055,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/16/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/8/2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 9284-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Stefen Wray Huskinson	Arc Home LLC	071-14-2J-004.00-CO
3371 East Ridge Route Road	224 Strawbridge Drive, Suite 200	
Eagle Mountain, UT 84005	Moorestown, NJ 08057	

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,

Riverside Development Holdings LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stefen Wray Huskinson, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesse, being Unit 4, as established by Declaration of Covenants Conditions and Restrictions for 1200 Brick Church Pike, a Townhouse Planned Unit Development of record as Instrument No. 20210304-0028435 and being shown on plat attached thereto as Exhibit "B", to which plan is hereby made for a more complete description of the property.

Being the same property conveyed to Riverside Development Holdings LLC, a Tennessee Limited Liability Company by Warranty Deed from Turtle Lake Development, LLC, of record in Instrument No. 20220728-0086283 Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on July 28, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1132 Brick Church Pike Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on December 16, 2025.

Riverside Development Holdings LLC, a Tennessee Limited Liability Company

By: _____, Owner
Ryan Talbert, Owner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ryan Talbert of the state and county mentioned, personally appeared Ryan Talbert, Owner of Riverside Development Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner of Riverside Development Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Talbert, Owner of Riverside Development Holdings LLC as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and official seal, this December 16, 2025.

_____
Notary Public

My Commission Expires: 9/3/29



File #: 9284-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-16-25.

Affiant Signature

22nd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028