Karen Johnson Davidson County
Batch# 1361928 DEEDWARR
12/29/2025 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $7,955.00
20251229-0102720

WARRANTY DEED

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Martin and Niki Martin	New owner	
(NAME) 4224 Granny White Pk Unit A	(NAME)	131-04-01-001.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Riverwood LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Karl Martin and Niki Martin**, husband and wife, HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Unit No. A on the Plan of Fortytwo-Twentyfour Granny White Pike, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220816-0092828, 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 a portion of the same property conveyed to Riverwood, LLC, a Tennessee Limited Liability Company by Warranty Deed from Leah Frances Herrman Deckner, unmarried of record in Instrument No. 20220412-0042358 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on April 12, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4224 Granny White Pike Unit A Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 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 this 19th day of December, 2025.

Riverwood, LLC

Andy Rhodes, Authorized Signor

By: Andy Rhodes, Authorized Signor

STATE OF TENNESSEE
COUNTY OF Rutherford

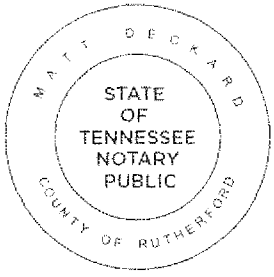
Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared (via audio/video communication) **Andy Rhodes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Authorized Signor** of **Riverwood, LLC**, and that he as such **Authorized Signor**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Riverwood, LLC**, in his capacity as **Authorized Signor**.

WITNESS my hand and official seal at office this 19th day of December, 2025.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Completion

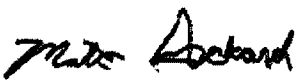
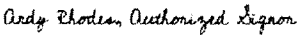
Powered by bluenotary

Session ID:	B1EC0
Full Session ID:	69454cb6689b26f37e7b1ec0
Status:	Completed
Reference Number:	69454cb6689b26f37e7b1ec0
Session Start Time	December, 19th 2025 at 07:01AM CST (UTC-06)
Completed On	December, 19th 2025 at 07:01AM CST (UTC-06)

List of document(s)

Sr.	Name	Page(s)	Sign(s)	Size	SHA-256 Hash
1	Signed_4224 Granny White Pike, Unit A.pdf	16	0	2.88 MB	91540eda013deb7671225d494bf8dad2df9bdacd5dc966020a4b92924e9c2d66

Participant Details

Name & Details	Event Details	Signature Details
#1 Matt Deckard Role: Notary Email: mrdeckard@gmail.com Commission No: N/A Commission Expiry: 16 May 2027	Sent: December, 19th 2025 at 07:01AM CST (UTC-06) Viewed: December, 19th 2025 at 07:01AM CST (UTC-06) Signed: 19 Dec 2025 07:05:29 CST (UTC-06) IP Address: 2600:1702:51b0:3840:cc1b:4bed:be93:3cb5	 Signature ID: 1766149529964
#2 Andy Rhodes, Authorized Signor Role: Signer Email: andy@agrcm.com	Sent: December, 19th 2025 at 07:01AM CST (UTC-06) Viewed: December, 19th 2025 at 07:01AM CST (UTC-06) Signed: 19 Dec 2025 08:06:10 CST (UTC-06) KBA passed: December, 19th 2025 at 07:01AM CST (UTC-06) Photo ID passed: December, 19th 2025 at 07:01AM CST (UTC-06) IP Address: 2603:3018:da8:3b00:6804:6ad2:2321:f1bf	 Signature ID: 1766153170002

Certificate of Authenticity

I, Russell J. McCann, 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

12-22-2025.

Date

Affiant Signature

December 22, 2025

State of TN
County of WILLIAMSON

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

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **25-605**