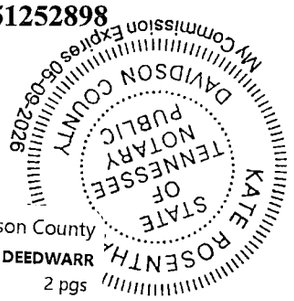
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252898**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $322,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2025. Notary Public My Commission Expires: _____



Karen Johnson
Batch # 1362968
12/30/2025 12:27:07 PM
Fees: $13.00 Taxes: $1,191.40



20251230-0103631

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner: Jonathan Harrison Knittel 8300 Sawyer Brown Road K304 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 05 0B 059.00

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 Michael Waggoner and Samantha Mills Waggoner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Harrison Knittel**, ("Grantees"), their 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 No. K-304, together with the Carport designated as No. K-304C, RIVER PLANTATION, CONDOMINIUM APARTMENTS, SECTION THREE, A Condominium, a Horizontal Property Regime, as shown on Plat of RIVER PLANTATION, CONDOMINIUM APARTMENTS, SECTION THREE, of record in Plat Book 4675, Pages 75, 76 and 77; as amended in Plat Book 4675, Pages 102, 103, 104 and 105 and Book 6231, Page 156, Register's Office for Said County; and established by Master Deed of record in Book 4784, Page 464; as amended in Book 5785, Page 180 and Book 5840, Page 663 and in Instrument No. 20200729-0083523, said Register's Office, all to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Robert Michael Waggoner and Samantha Mills Waggoner, husband and wife, by Warranty Deed from Primacy Closing Corporation, a corporation organized under the laws of Nevada, of record in Instrument No. 20090701-0061492, in the Register's Office of Davidson County, Tennessee, dated June 25, 2009 and recorded on July 01, 2009.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 SECTION 3, RIVER PLANTATION, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4460, Page 200; Plat Book 4675, Pages 75, 76 and 77, amended in Plat Book 4675, Pages 102, 103, 104 and 105 and Book 6231, Page 156.

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 THREE) CONDOMINIUM of record in Book 4784, Page 464 and corrected in Book 5785, Page 180 and Waiver recorded in Book 5840, Page 663 and Amendment to By-Laws recorded in Instrument No. 20200729-0083523; 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 recorded in Instrument No. 20121114-0104719.

This is improved property located at 8300 Sawyer Brown Road K304 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 29th day of December, 2025.

Robert Michael Waggoner

Samantha Mills Waggoner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Michael Waggoner and Samantha Mills Waggoner, 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 29th day of December, 2025.

Notary Public
My Commission Expires: _____

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