Karen Johnson Davidson County
Batch# 1369125 DEEDWARR
01/12/2026 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,167.35
20260112-0002748

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 25115284** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $315,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of January, 2026.<br><br>Notary Public<br>My Commission Expires: 9/8/29 |

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Molly Gilles<br>3437 Harpeth Springs Drive<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>141 06 0D 170.00 |

**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, **Alexandra Kay Dickinson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Molly Gilles, an unmarried woman**, ("Grantees"), her 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 No. 170 on the plan of RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexandra Kay Dickinson, unmarried, by Warranty Deed from Doris M. Hopper, an unmarried woman, of record in Instrument No. 20201221-0150976, in the Register's Office of Davidson County, Tennessee, dated December 15, 2020, and recorded on December 21, 2020.

Jack Huberth Markham joins in the signing of this instrument to convey any marital interest he may have in the subject property.

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 RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20030213-0019999.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, RIVERBRIDGE DEVELOPMENT (FORMERLY AUTUMN SPRINGS), as recorded in Instrument No. 20020709-0082561.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE, R.O.W. DEDICATION, as recorded in Instrument No. 20081208-0118318.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016032 as amended in Instrument No. 20050520-0056889.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants for Riverbridge recorded in Instrument No. 20030205-0016044 as amended in Instrument No. 20030303-0027396 as supplemented in Instrument No. 20030806-0111893; Instrument No. 20090317-0023975 and Instrument No. 20100330-0023630.

Easement recorded in Instrument No. 20121114-0104692 and Instrument No. 20140114-0003778.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374 and Instrument No. 20031106-0163291.

Charter for The Townhomes of Riverbridge Homeowners Association, Inc. recorded as Instrument No. 20030218-0020986.

Charter for Riverbridge Homeowners Association, Inc. recorded as Instrument No. 20030218-0020998.

By Laws for The Townhomes of River Bridge Homeowners Association, Inc. recorded as Instrument No. 20030218-0020987.

By Laws for Riverbridge Homeowners Association, Inc. recorded as Instrument No. 20030218-0020999.

Common Open Space Deed recorded as Instrument No. 20030303-0027395; Instrument No. 20030806-0111892 and Instrument No. 20090317-0023974.

This is improved property located at 3437 Harpeth Springs 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 31st day of December, 2025.

Alexandra Kay Dickinson

Jack Huberth Markham

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexandra Kay Dickinson and Jack Huberth Markham, 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 31st day of December, 2025.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, Alli Pinkston, 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 **December 31, 2026**.

Date

Alli P

Affiant Signature

**1/12/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **January**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202601120002748