Karen Johnson Davidson County
Batch# 1369196 DEEDWARR
01/13/2026 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260113-0002833

Return to:
Magnolia Title
1104 Fatherland St
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Paul Blalock, Chasity Blalock, and Brianne Yip 607 River Ridge Court Nashville, TN 37221	Legace Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	141 15 0B 023.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard William Chadwick, V, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Paul Blalock and Chasity Blalock, husband and wife and Brianne Yip an unmarried woman, joint tenancy with right of survivorship**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 607 River Ridge Court, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Rolling River Estates Phase II resub of Lots 290-294, of record in Book 5210, page 180 Register's Office for said County.

Said Lot No 291 fronts 105.00 feet on the southwesterly margin of River Ridge Court and extends back 252.03 feet on the northwesterly line and 235.64 feet on the southeasterly line to a dead line in the rear measuring 50.00 feet thereon.

Being the same property conveyed to Richard William Chadwick, V, by Quitclaim Deed from Laurie Lynn McClain, dated December 10, 2015, and recorded December 21, 2015. in Instrument No. 20151221-0127836, in the Register's Office for Davidson County, Tennessee. See also: Divorce between Richard William Chadwick, V, and Laurie Lynn McClain, of record in Docket No. 15D2343, in the Fourth Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Richard William Chadwick, V, and spouse Laurie Lynn McClain, by Warranty Deed from Kenneth J. Kaplan and spouse, Dolores A. Kaplan, dated April 27, 2001, and recorded May 1, 2001, in Instrument No. 20010501-0043930, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 607 River Ridge Court, Nashville, TN 37221.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of January, 2026.

Richard William Chadwick, V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2026, before me personally appeared Richard William Chadwick, V, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of January, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $610,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

AFFIANT

Sworn to and subscribed before me this 8th day of January, 2026

Notary Public

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Certificate of Authenticity

I, Pam Autry, 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 **January 8, 2026**.

Date

Affiant Signature

January 8, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8th** day of **January**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)