THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251152867**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $317,000.00. Affiant Subscribed and sworn to before me, this 8 day of January, 2026. Notary Public My Commission Expires: 8/31/27

BRENDAN M. DEL PRETE NOTARY PUBLIC REG. #8097055 MY COMMISSION EXPIRES 8/31/2027 COMMONWEALTH OF VIRGINIA

Karen Johnson Davidson County
Batch # 1374585 DEEDWARR
02/02/2026 09:34:51 AM 2 pgs
Fees: $13.00 Taxes: $1,172.90
20260202-0006837

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BRIAN MACGREGOR WHITE and JESSICA EVANS WHITE 503 Plantation Court Nashville TN 37221	Brian MacGregor White & Jessica Evans White 503 Plantation Court Nashville TN 37221	Tax Parcel ID No. 142-05-0A-102.00-CO

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, **Weylin Bryce Costa, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRIAN MACGREGOR WHITE and JESSICA EVANS WHITE, TENANTS BY THE ENTIRETY**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, being Unit No. R-2, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments, recorded in Book 4460, Page 136 and 137, in the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4661, Page 334, in the Register's Office for Davidson County, Tennessee to which reference is hereby made . The Easements, restrictive covenants, conditions and regulations of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, Page 334, of the Register's Office of Davidson County, Tennessee are incorporated in the deed reference and made part hereof the same as though copied herein. Also, incorporated herein are the amended by laws of record in Book 4691, Page 906, said Register's Office.

Being the same property conveyed to Errol W. Fitzpatrick and wife, Delcinia C. Fitzpatrick by Warranty Deed from Deborah P. Stephenson Brown and husband, Robert L. Brown of record in Book 7796, page 772, Register's Office for Davidson County, Tennessee, dated March 16, 1989 and recorded on March 20, 1989.

Being the same property conveyed to Delcinia C. Costa, formerly known as Delcinia C. Fitzpatrick by Quitclaim Deed from Errol W. Fitzpatrick of record in Instrument No. 20021227-0160077 Register's Office for Davidson County, Tennessee, dated December 17, 2002 and recorded on December 27, 2002 and re-recorded on February 19, 2003 in Instrument No. 20030219-0022166.

Being the same property conveyed to Delcinia C. Costa, unmarried by Quitclaim Deed from Delcinia C. Costa, formerly Known as Delcinia C. Fitzpatrick, unmarried of record in Instrument No. 20091027-0099170, Register's Office for Davidson County, Tennessee, dated October 13, 2009 and recorded on October 27, 2009. Delcinia C. Costa died on or about January 15, 2022.

Being the same property conveyed to Weylin Bryce Costa by Executor's Quitclaim Deed from Brandyn Costa, The Executor of The Estate of Delcinia Chrisella Costa of record in Instrument No. 20240923-0073274 Register's Office for Davidson County, Tennessee, dated September 20, 2024 and recorded on September 23, 2024.

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, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 4460, Page (s) 136 and 137 and Plat Book 4460, Page 80, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4661, Page 334, amended in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, amended and restated in Instrument No. 20120828-0077595, corrected in instrument No. 20121207-0113069, Instrument No. 20120828-0077603, Instrument No. 20180522-0048990 and Instrument No. 20180522-0048991 and Instrument No. 20241210-0095977, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Amendment to the By-Laws appended to Master Deed of record in Book 4691, Page 906, Book 6354, Page 676, corrected in Book 6436, Page 389, Instrument No. 20120828-0077595 and Instrument No. 20180522-0048990, in the Register's Office for Davidson County, Tennessee.
Charter of River Plantation (Section Two), Inc. of record in Instrument Number 20100408-0026710 and amended in Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.
Subject to Easement to Harpeth Valley Utilities District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee.
Subject to Easement to Comcast of Nashville of record in Instrument Number 20130517-0050159, in the Register's Office for Davidson County, Tennessee.
Subject to Agreement for Dedication of Easement for Sewer Line of record in Book 7598, Page 745, in the Register's Office for Davidson County, Tennessee.
TVA Easement of record in Book 2274, Page 574, Book 2277, Page 619 and Book 3028 Page 605, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 503 Plantation Court 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 8th day of January, 2026.

Weylin Bryce Costa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Weylin Bryce Costa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026