Karen Johnson Davidson County
Batch# 1375392 DEEDWARR
02/03/2026 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,079.40
20260203-0007406

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260153219

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Montgomery (as)

The actual consideration or value, whichever is greater, for this transfer is: $562,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2026.

Notary Public
My Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Reece 236 New Haven Blvd. Jupiter, FL 33458	New Owner	Tax Parcel ID No. 082 14 0A 074.00

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, **Riverfront Nashville, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Reece, married,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 940 as specified on the Plat shown in the Master Deed, on the Plan of RIVERFRONT CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for RIVERFRONT CONDOMINIUMS, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640 and Amendment to Bylaws recorded in Instrument No. 20090109-0002382 and Appointment of Substitute Trustee recorded in Instrument No. 20101129-0094655 and further amended in Instrument No. 20150402-0029005 and Scrivener's Affidavit recorded in Instrument No. 20210923-0128192, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of RIVERFRONT CONDOMINIUMS, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Riverfront Nashville LLC, a Tennessee limited liability company, by Quitclaim Deed from Elizabeth Hannah, of record in Instrument No. 20241119-0089855, in the Register's Office of Davidson County, Tennessee, dated December 16, 2022, and recorded on November 19, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVERFRONT CONDOMINIUMS of record in Instrument No.

20051221-0153160, as Amended in Instrument No's. 20051228-0155671, 20060518-0058640 and Amendment to Bylaws recorded in Instrument No. 20090109-0002382 and Appointment of Substitute Trustee recorded in Instrument No. 20101129-0094655 and further Amended in Instrument No. 20150402-0029005 and Scrivener's Affidavit recorded in Instrument No. 20210923-0128192; 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 Book 2098, Page 166.

Easement for Flowage, recorded in Book 2199, Page 537 and Book 2303, Page 437.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 7228, Page 400.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11112, Page 881.

Easement for Right-of-Way, recorded in Instrument No. 20160301-0019392.

Agreement as set forth in instrument recorded in Book 55, Page 468.

Charter for Riverfront Condominiums owners' Association, Inc., recorded as Instrument No. 20051216-0151344.

Common Open Space Deed recorded as Instrument No. 20061229-0161139.

Title to that portion of the land lying below the ordinary low water mark of Cumberland River. Easement for the flow of the waters of Cumberland River, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River.

This is improved property located at 940 1st Ave N Nashville TN 37201

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 28th day of January, 2026.

Riverfront Nashville, LLC, a Tennessee limited liability company

By: Nathan L. Powers
Nathan L. Powers, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Riverfront Nashville, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 28th day of January, 2026.

Casey Brewington
Notary Public

My Commission Expires: _____

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 28 2026.

Affiant Signature – Joshua A. Terry

January 29 2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on January 29 2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27