Name and Address of New Owner:
Bianca Lo Regio
926 Woodland Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4463

Karen Johnson Davidson County
Batch# 1381859 DEEDWARR
02/17/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260217-0012447

Map & Parcel No: 073-01-0-069

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **W. A. Investment Ventures LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bianca Lo Regio, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14, Section A, Happy Valley Subdivision, not of record, and being more particularly described according to the survey made September 2, 1945, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the Southerly margin of Riverwood Drive, formerly Williams Ferry Road, at a common corner of Lots 14 and 15; thence with the line between said lots, Southerly 168.5 feet to the corner of Lots 33 and 34; thence with the line between Lots 33 and 34, Westerly 75 feet to the corner of Lots Nos. 13 and 32; thence with the line between Lots Nos. 13 and 14, Northerly 166.5 feet to the Northerly margin of Riverwood Road; thence with the margin of the same, Easterly 75 feet to the Beginning.

Being the same property conveyed to W. A. Investment Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Erin Dias, Trustee of The 1934 Riverwood Drive Trust, of record in Instrument Number 20250819-0066401, Register's Office for Davidson County, Tennessee, dated July 23, 2025 and recorded on August 19, 2025.

Being improved property known as **1934 Riverwood Drive, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2026.

W.A. Investment Ventures LLC, a Tennessee Limited Liability Company

By:_____
Wyatt Chittenden, Member

State of Tennessee
County of Davidson

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Wyatt Chittenden, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of W.A. Investment Ventures LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 16th day of February, 2026.

_____
Notary ~~'s Signature~~
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
16th day of February, 2026.

_____
Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 2-16-26.

Affiant Signature

2-16-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of February, 2026.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON