Karen Johnson Davidson County
Batch# 1382395 DEEDWARR
02/18/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,488.25
20260218-0012701

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8127-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $672,500.00.

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2026.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kellie Cahill and Jeffrey Jaymes Andrews 257 Riverside Drive, Unit A Nashville, TN 37206	United American Mortgage Corp 3198 Airport Loop Drive, Ste F Costa Mesa, CA 92626	083 15 0R 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kyle E. Grasser, unmarried and Darrin Woudstra and wife, Kristen Woudstra** (individually and/or collectively, "Grantor"), transfer and convey unto **Jeffrey Jaymes Andrews and Kellie Cahill, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being UNIT A of HOMES AT 257 RIVERSIDE DRIVE, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 257 RIVERSIDE DRIVE, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20231107-0087000, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of Homes at 257 Riverside Drive, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 20231107-0087000, and By-Laws appended thereto as Exhibit "C", said Register's Office, are Incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Kyle E. Grasser and Darrin Woudstra and wife, Kristen Woudstra, by Quitclaim Deed from Kyle E. Grasser, of record in Instrument No. 20231213-0096392, in the Register's Office of Davidson County, Tennessee, dated December 11, 2023, and recorded on December 13, 2023.

Being part of the same property conveyed to Kyle E. Grasser, a single man, by Warranty Deed from Donnie J. Rhoten Jr. and wife, Karen M. Rhoten, of record in Instrument No. 20171020-0107878, in the Register's Office of Davidson County, Tennessee, dated October 18, 2017, and recorded on October 20, 2017.

This is improved property located at: **257A Riverside Drive, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee that 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 ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of February, 2026.

GRANTOR:

Kyle E. Grasser

Kristen Woudstra

Darrin Woudstra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle E. Grasser, Kristen Woudstra, and Darrin Woudstra, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

I, Kirsten Virden, 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 2-17-2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 2-17-2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM