Karen Johnson Davidson County
Batch# 1385950 DEEDWARR
02/26/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $6,289.63
20260226-0015184

WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,699,900.00

Rachel Bost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Carolyn L. Wright and Paul V. Bruin	SEND TAX BILLS TO: NEW OWNERS	MAP-PARCEL NUMBERS
(NAME) 2308 Riverside Drive	(NAME)	072-07-0-397.00
(ADDRESS) Nashville TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **2306 Riverside Drive LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Carolyn L. Wright and Paul V. Bruin,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of 2306 Riverside Drive of record in Plat at Instrument No. 202310110079727, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 2306 Riverside, GP, a Tennessee general partnership by Special Warranty Deed from Mark Bloom, an individual and Lance Bloom, an individual of record in Instrument No. 20220819-0094127 Register's Office for Davidson County, Tennessee, dated August 18, 2022 and recorded on August 19, 2022.

Being a portion of the same property conveyed to 2306 Riverside Drive LLC, a Tennessee Limited Liability Company by Warranty Deed from 2306 Riverside, GP, a Tennessee General Partnership of record in Instrument No. 20241212-0096523 Register's Office for Davidson County, Tennessee, dated December 10, 2024 and recorded on December 12, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2308 Riverside Dr. Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of February, 2026.

2306 Riverside Drive LLC

By: William Barron, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William Barron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member** of **2306 Riverside Drive LLC**, and that he as such **Sole Member**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **2306 Riverside Drive LLC**, in his capacity as **Sole Member**.

WITNESS my hand and official seal at office this 23rd day of February, 2026.

Notary Public

My Commission Expires: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, J. Trent Lehman, 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 2/23/26.

Date

Affiant Signature

2/25/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

