THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153183** Karen Johnson Davidson County Batch # 1386010 DEEDWARR 02/26/2026 09:56:35 AM 2 pgs Fees: $13.00 Taxes: $1,616.90 20260226-0015271	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $437,000.00. Affiant Subscribed and sworn to before me, this 25th day of February, 2026. Notary Public My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

WARRANTY DEED

Address New Owner: Phyllis Justina Stanush Murphy 1122 General George Patton Road Nashville TN 37221	Send Tax Bills To: Megan Rodriguez 7501 Staffordshire Drive Nashville, TN 37221	Tax Information: Tax Parcel ID No. 142 09 0D 035.00

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, **Arnold Gagnon and Shannon Gagnon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phyllis Justina Stanush Murphy, Trustee of the MURPHY FAMILY TRUST – TRUST A dated October 30, 1997 (as amended from time to time),** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1122 together with carport designated 1122-C, on the plan of RIVER PLANTATION, SECTION SIX, PHASE ONE, a Condominium, a Horizontal Property Regime located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the Plat of RIVER PLANTATION, SECTION SIX, PHASE ONE, Condominium Apartments, recorded in Book 5200, Pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329, Instrument No. 20080423-0041324 (corrected in Instrument No. 20080429-0043657) and Instrument No. 20100415-0028541, Instrument No. 20230425-0030401, 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 apartments, property, co-owners and tenants of RIVER PLANTATION, SECTION SIX, PHASE ONE, CONDOMINIUM APARTMENTS, contained in the Master Deed and the By-Laws appended thereto in Book 5794, Page 526, as amended in Instrument No. 20050504-0050172, Instrument No. 20060512-0056329, Instrument No. 20080423-0041324 (corrected in Instrument No. 20080429-0043657) and Instrument No. 20100415-0028541, Instrument No. 20230425-0030401, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part thereof the same as though copied herein.

Being the same property conveyed to Arnold Gagnon and Shannon Gagnon, husband and wife, by Warranty Deed from Ron Glenn Deere, Trustee for the Elizabeth Ruth Deere Trust, the Lydia Catherine Deere Trust, the Stephen Jeremiah Deere Trust and the Nathan Paul Deere Trust, of record in Instrument No. 20221115-0121596, in the Register's Office of Davidson County, Tennessee, dated November 03, 2022 and recorded on November 15, 2022.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX PHASE ONE RIVER PLANTATION CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 359 & 360.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, RIVER PLANTATION, as recorded in Plat Book 5200, Page 347.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION (SECTION SIX) CONDOMINIUM of record in Book 5794, Page 526, as supplemented and amended in Instrument Nos. 20050504-0050172, 20080423-0041324 (Scrivener's Affidavit recorded in Instrument No. 20080429-0043657) and Amendment to Bylaws recorded in Instrument Nos. 20060512-0056329, 20100415-0028541 and 20230425-0030401 and Board Resolution recorded in Instrument No. 20231009-0079354; 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 Instrument No. 20121114-0104723; Instrument No. 20230112-0002727, as amended in Instrument No. 20230714-0053914.

Charter for River Plantation Section Six Condominiums Homeowner's Association, Inc. recorded in Instrument No. 20050415-0042393.

This is improved property located at 1122 General George Patton Road 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 25th day of February, 2026.

Arnold Gagnon

Shannon Gagnon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 25th day of February, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026