Karen Johnson Davidson County
Batch# 1386965 DEEDWARR
03/02/2026 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0015991

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* 02.23.26 Affiant Sworn to and subscribed before me this February 23, 2026 Comm Exp: 06-05-2029 Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CHARLES E. NAAB JR., Trustee		
CHARLES E. NAAB JR. LIVING TRUST dated February 23, 2026	SAME AS NEW OWNER	126-16-A-349CO
1012 Riverspring Drive		
Nashville, Tennessee 37221		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CHARLES ERVIN NAAB JR., an unmarried man (Grantor), do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to CHARLES E. NAAB JR., Trustee of the CHARLES E. NAAB JR. LIVING TRUST dated February 23, 2026 (Grantee), and any amendments thereto, being more particularly described as follows:

Being Lot 479 on the Final Plat of Riverwalk, Phase 2B of record as Instrument Number 20041020-0126319, Register's Office for which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CHARLES ERVIN NAAB JR., an unmarried man, from CORINTHIAN CUSTOM HOMES, INC., by Warranty Deed of record in Instrument Number 20051216-0151099, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

The legal description is taken from the prior deed of 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, successors and assigns, forever. Grantor covenant with Grantee that Grantors 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. Grantors do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The property is known as 1012 Riverspring Drive, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on February 23, 2026.

02.23.26

CHARLES E. NAAB JR.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES E. NAAB JR., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 23, 2026.

NOTARY PUBLIC

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

My Commission Expires: 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 February 23, 2026

2/23/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 23rd day of February, 2026.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028