Karen Johnson Davidson County
Batch# 1387955 DEEDWARR
03/04/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260304-0017138

WARRANTY DEED

(SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

File #26-TC-3085-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kacy Tittle	**New Owner**	
(NAME)	(NAME)	**141 06 0D 042.00**
3085 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILLIP LYONS, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KACY TITTLE, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 42 on the plan of RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Mary Kate Lyons, unmarried, by Warranty Deed from Sandy E. Baker, an unmarried woman, of record in Instrument No. 20180919-0092796, in the Register's Office of Davidson County, Tennessee, dated September 14, 2018, and recorded on September 19, 2018. Mary Kate Lyons has since married and is the daughter of Phillip Lyons. This was not the marital residence for Mary Kate Lyons.

Being the same property conveyed to Phillip Lyons, by Quitclaim Deed from Mary Kate Lyons, of record in Instrument No. 20250620-0048358, in the Register's Office of Davidson County, Tennessee, dated June 17, 2025, and recorded on June 20, 2025. This was never the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20030213-0019999.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT RIVERBRIDGE DEVELOPMENT (FORMERLY AUTUMN SPRINGS), as recorded in Instrument No. 20020709-0082561.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20030205-0016044, as amended in Instrument No. 20030303-0027396.
* Easement for Right of Way, recorded in Instrument No. 20121114-0104692.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.
* Charter for The Townhomes of RiverBridge Homeowners Association, Inc., recorded as Instrument No. 20030218-0020986.
* Charter for RiverBridge Homeowners Association, Inc., recorded as Instrument No. 20030218-0020998.
* By Laws for The Townhomes of River Bridge Homeowners Association, Inc., recorded as Instrument No. 20030218-0020987.
* ByLaws for RiverBridge Homeowners Association, Inc., recorded as Instrument No. 20030218-0020999.
* Common Open Space Deed recorded as Instrument No. 20030303-0027398.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3085 Harpeth Springs Drive, Nashville, TN 37221.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th day of February, 2026.

Phillip Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2026, before me personally appeared Phillip Lyons, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of February, 2026.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2027

Certificate of Authenticity

I Addie Dilworth, 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 27, 2026**.

Date

Affiant Signature

03/03/2026

Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **3rd** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28

Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)