Karen Johnson Davidson County
Batch# 1391402 DEEDWARR
03/11/2026 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,560.40
20260311-0019271

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $692,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th **DAY OF MARCH, 2026.**

Notary Public

MY COMMISSION EXPIRES: 5/19/2027

(AFFIX SEAL)

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-10843

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jeremy J. Richardson and Nicole M. Richardson 421 Eatherly Drive Nashville, TN 37220	CrossCountry Mortgage, LLC 2160 Superior Ave Cleveland, OH 44114	160-04-0-125.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jonathan Riggs and Lara Riggs, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeremy J. Richardson and Nicole Richardson, husband and wife,** hereinafter called the Grantees, their successors 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. 61 on the Plan of Brentview Hills, Section 4, of record in Plat Book 3842, Page 225, 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 the same property conveyed to Jonathan Riggs by Warranty Deed from Gary N. Dixon, unmarried of record in Instrument No. 20090121-0005113 Register's Office for Davidson County, Tennessee, dated January 15, 2009 and recorded on January 21, 2009.

Map/Parcel 160-04-0-125.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **421 Eatherly Drive, Nashville, TN 37220**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of March, 2026

Jonathan Riggs

Lara Riggs

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 Jonathan Riggs and Lara Riggs, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 10th day of March, 2026.

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 05.16.29

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 3/10/2026 (**date of document**).

Affiant Signature

3/10/26

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 10th day of March, 2026.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029