WARRANTY DEED

Karen Johnson
Batch # 1396454
03/24/2026 09:25:37 AM
Fees: $13.00 Taxes: $1,998.00
20260324-0023190

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MARCH, 2026.

Notary Public

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 30, 2029

MY COMMISSION EXPIRES: 1/30/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Susan Rowe	Susan Rowe	155-08-0B-053.00-CO
(NAME) 6141 South Riverbend Drive	(NAME) 6141 South Riverbend Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Erica Nelson and Colton Gray, wife and husband, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Susan Rowe, an umarried woman, and Roger L. Smith, an unmarried man, as joint tenants with right survivorship , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Phase I of South Colony at Riverbend, of record in Plat Book 6900, Page 271 and amended in Book 8138, Page 146, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Erica Nelson and Colton Gray by Warranty Deed from Michael Ray Patterson and Samantha Moore Patterson, Husband and Wife of record in Instrument No. 20200615-0061106 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 15, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 6141 South Riverbend Drive, Nashville, TN 37221

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of March, 2026.

Colton Gray

Erica Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of March, 2026, before me personally appeared Colton Gray and Erica Nelson, 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 20th day of March, 2026.

Notary Signature
My commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028