Karen Johnson Davidson County
Batch# 1397669 DEEDWARR
03/26/2026 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20260326-0024067

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 23 day of December , A.D., 20 25 , by and between

Aditi Rajendra Borde n/k/a Aditi Borde Riester and John William Riester, Married to each other

First Parties, and

The DeSantis Family Trust

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

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

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Residences at 2811 W Kirkwood, A Horizontal Property Regime With Private Elements of record at Instrument No. 20211201-0158504, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Residences at 2811 W Kirkwood, A Horizontal Property Regime With Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211201-0158504, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Aditi Rajendra Borde and John William Riester by Deed dated October 23, 2023 from Dale Gerard Thompson, a married man, recorded October 24, 2023, in Instrument Number 20231024-0083395, in the Official Records of Davidson County, Tennessee. The said John William Riester having since married, Aditi Rajendra Borde, joins in this conveyance as to her marital interest in the property.

OWNER:
The DeSantis Family Trust
2811B West Kirkwood Ave
Nashville TN 37204

RESPONSIBLE TAXPAYER:
The DeSantis Family Trust
2811B West Kirkwood Ave
Nashville TN 37204

CLT # 118-02-2I-002-00CO (Map and Parcel#)

MR-SR-853606

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Aditi Riester
Aditi Rajendra Borde n/k/a Aditi Borde Riester

× John Riester
John William Riester

✓STATE OF FLORIDA

✓COUNTY OF PALM BEACH

Personally appeared before me, Aditi Rajendra Borde n/k/a Aditi Borde Riester, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of DECEMBER, 2025.

(seal)

VICTORIA SCIANDRA
Notary Public
State of Florida
Comm# HH729338
Expires 10/8/2029

✓ Victoria Sciandra
Notary Public

My Commission Expires:✓ 10/8/2029

✓STATE OF FLORIDA

✓COUNTY OF PALM BEACH

Personally appeared before me, John William Riester, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of DECEMBER, 2025.

(seal)

VICTORIA SCIANDRA
Notary Public
State of Florida
Comm# HH729338
Expires 10/8/2029

✓ Victoria Sciandra
Notary Public

My Commission Expires:✓ 10/8/2029

MR-SR-853606

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 1,400,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 26 day of March, 2026.

Signature of Notary Public

Notary Seal

Kayla Tabor

Printed Name of Notary

3/28/28

Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MR-SR-853606

Certificate of Authenticity

I, J. Trent Lehman, 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 12/23/25.

Date

Affiant Signature

3/26/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of March, 2026

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

