Karen Johnson Davidson County
Batch# 1404502 DEEDWARR
04/10/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260410-0029399

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353689**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Rachel Jones Affiant Subscribed and sworn to before me, this 10th day of April, 2026. Notary Public My Commission Expires: 3/28/28

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Hudson James Haas and Sarah Haas 7024 Northridge Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142 13 0A 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William K. Wall and Cynthia D. Wall, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hudson James Haas and Sarah Haas, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of RIVERSIDE, RESUBDIVISION OF LOTS 17, 18, AND 19, of record in Plat Book 6050, Page 385 and amended in Book 7899, Page 408, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William K. Wall and wife, Cynthia D. Wall, by Warranty Deed from Elisha Roithner and husband, Ralph A. Roithner, of record in Instrument No. 20070719-0085811, in the Register's Office of Davidson County, Tennessee, dated July 10, 2007, and recorded on July 19, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSIDE, RESUBDIVISION OF LOTS 17, 18, AND 19, as recorded in Plat Book 6050, Page(s) 385 and amended in Book 7899, Page 408.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I & BOUNDARY PLAT OF RIVERSIDE, as recorded in Plat Book 6900, Page 490, as revised in Plat Book 6900, Page 784 (corrected in Instrument No. 20040506-0052081).

Covenants, Conditions and Restrictions as set forth in Declaration of Easements and Restrictive Covenants recorded in Book 7185, Page 619.

Covenants, Conditions and Restrictions as set forth in Declaration of Easements and Restrictive Covenants recorded in Book 7405, Page 780, as amended in Instrument Nos. 20040419-0044162 and 20091204-0111306 and Consent recorded in Instrument No. 20091124-0108147.

Easement for Conservation Greenway, recorded in Instrument No. 20041019-0125877.

Charter for Riverside Homeowners Association, Inc., recorded as Book 7829, Page 703.

Common Open Space Deed recorded as Instrument No. 20040608-0067841.

This is improved property located at 7024 Northridge Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2026.

William K. Wall

Cynthia D. Wall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William K. Wall and Cynthia D. Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2026.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public

My Commission Expires: _____

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 4/10/26.

Date

Affiant Signature

4/10/26

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

