Karen Johnson Davidson County
Batch# 1404982 DEEDWARR
04/14/2026 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260414-0030139

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24998-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 10 day of April, 2026.

Notary Public
My Commission Expires: 1/26/30

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Casey Ryan Wood 320 Riverstone Blvd. Nashville, TN 37214	Champions Funding, LLC 365 East Germann Road Ste 140 Gilbert, AZ 85297	085-14-0A-320-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kathryn E. Floyd, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Casey Ryan Wood, unmarried** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 7, together with the appurtenant interest in the common elements of Riverstone Condominium, Phase Two, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for Riverstone Condominium, of record in Book 6998, page 839; as amended and restated in Book 7245, page 211; and as further amended in Book 11016, page 159, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the Site-Plan attached as exhibit to said Master Deed, as amended and restated, and as shown on Condominium Plat, Riverstone Condominiums, Phase Two, of record in Instrument No. 20010814-0087503, said Register's Office. See also Boundary Plat of record in Book 6200, page 466, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Riverstone Condominium provided in said Master Deed, as amended and restated, together with the By-Laws appended thereto, the aforementioned Site-Plan; Condominium Plat; and Boundary Plat, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Kathryn E. Floyd by Warranty Deed from Caliber Development Group, L.P., dated March 26, 2004, recorded April 13, 2004, of record in Instrument No. 20040413-0041170, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor's spouse and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **320 Riverstone Boulevard, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 30th day of March, 2026.

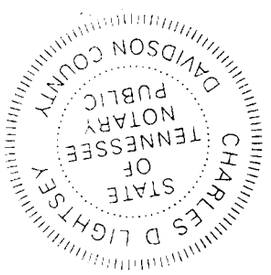
GRANTOR:

Kathryn E. Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn E. Floyd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2026.



Notary Public
My Commission expires: 1/22/30

I, Kirsten Virden, 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 04/10/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/10/2026

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

