This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8882-AP

Karen Johnson Davidson County
Batch# 1414177 DEEDWARR
05/01/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,560.11
20260501-0038907

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $421,650.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2026.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsay Living Trust dated January 12, 2009 1230 General George Patton Rd Nashville, TN 37221	New Owner	142-9-E-30.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Roger S. Cole and Patricia A. Cole, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Betty Ann Lindsay, Trustee of Lindsay Living Trust dated January 12, 2009** (individually and/or collectively, "Grantee"), 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 No. 1230, together with the carport designated as No. C-30, and together with the appurtenant common elements of River Plantation Condominium Apartments, Section Seven, Phase One, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing a horizontal property regime of River Plantation (Section Seven), of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the Site Plan of River Plantation Condominium Apartments, Section Seven, Phase One, of record in Plat Book 5200, pages 705 and 706; as amended in Book 6392, page 321, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of River Plantation Condominium Apartments, Section Seven, Phase One, provided in said Master Deed, together with the By-Laws, as recorded and amended, the aforementioned Site Plan, the Boundary Plat of record in Book 5200, page 562, said Register's Office; 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 Patrica A. Cole and Roger S. Cole, wife and husband by Warranty Deed from Adam Gregory Solesby, as Executor under the Will of Kenneth E. Solesby, dated February 7, 2024, recorded February 8, 2024, of record in Instrument No. 20240208-0009008, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1230 General George Patton Road, Nashville, TN 37221**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 28th day of April, 2026.

GRANTOR:

Roger S. Cole

Patricia A. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger S. Cole and Patricia A. Cole, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **28**th day of April, 2026.

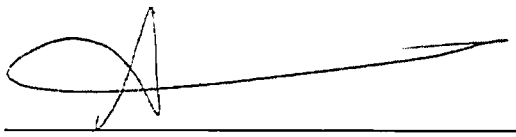
JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202605010038907

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04-30-2026.

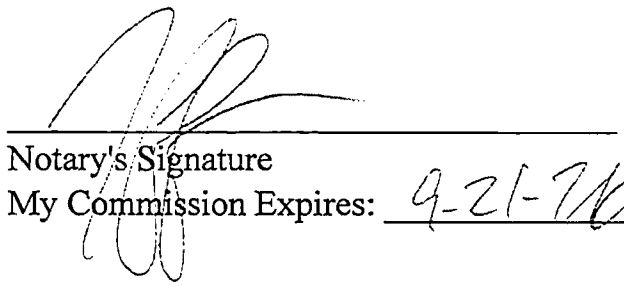


Affiant Signature — Date: 04-30-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04-30-2026.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal