Karen Johnson Davidson County
Batch# 1416591 DEEDWARR
05/06/2026 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20260506-0040611

Name and Address of New Owner:
Shannon Everett and Todd Everett
1144 Brick Church Pike
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-193

Map & Parcel No: 071 14 2J 010.00

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,060,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

B. Cortez
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of April, 2026.

Carolyn Curdo
Notary Signature
My commission expires: 11/14, 2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

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, **Riverside Development Holdings, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Todd Everett and Shannon Everett, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 10 of 1200 BRICK CHURCH PIKE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT ,a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1200 BRICK CHURCH PIKE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument No. 20210304-0028435, as Amended in Instrument No. 20240409-0025250 and Instrument No. 20260305-0017678, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Riverside Development Holdings, LLC, a Tennessee limited liability company, by Warranty deed from Odyssey Investments, LLC, of record in Instrument No. 20220728-0086288, in the Register's Office of Davidson County, Tennessee, dated July 25, 2022, and recorded on July 28, 2022.

This property more commonly known as 1144 Brick Church Pike, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 30th day of April, 2026.

Riverside Development Holdings LLC, a Tennessee Limited Liability Company

By:_____(SEAL)
Ryan Talbert, Sole-Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Ryan Talbert, Sole-Member of Riverside Development Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole-Member of Riverside Development Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Talbert, Sole-Member of Riverside Development Holdings LLC as such Sole-Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole-Member.

Witness my hand and seal this 30th day of April, 2026.

_____
Notary Signature

Printed Name: Karla Lilley

My commission expires:_____



True Copy Certification

I, Yvette Meldrum, 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 April 30, 2026.

YM

Signature

April 30, 2026

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 30th day of April, 2026.

Jade Floyd

Notary's Signature

My Commission Expires: 05/10/27

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY