Karen Johnson Davidson County
Batch# 1424601 DEEDWARR
05/22/2026 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260522-0047022

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9613-WE	COUNTY OF RUTHERFORD THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 2026. Notary Public MY COMMISSION EXPIRES: 1-22-2030 (AFFIX SEAL)

ALEXIS STEELMAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Rio Group LLC	NEW OWNER	
204 Cliffdale Road	805 CHURCH ST., APT. 2005	085-13-0-025.00
Nashville, TN 37214	NASHVILLE, TN, 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James Gallagher and Andrea Gray and Diane Stanley, Heirs of Robin P. Gallagher**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Rio Group LLC a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate[d] in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 18 and part of an abandoned street adjoining same on the Revised Map of Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for Davidson County, Tennessee, described according to survey by John Kohl, Surveyor, January 26, 1977, more particularly described as follows:

Beginning at a point in the North margin of Crestwood road and the West margin of Cliffdale Road; running thence Northwestwardly along the Westerly margin of Cliffdale Road 59.2 feet to a point; thence North 86 Degrees West 196.5 feet to a point at the Southwest corner of Lot No. 19; thence South 4 degrees 30 minutes West 100 feet to a point at the Northwest corner of Lot No.17; thence South 86 degrees East 150 feet to a point at a turn in Crestwood Road; thence with same, North 61 degrees East 97.3 feet to the beginning.

Being the same property conveyed to Robin P. Gallagher, a single woman, by Warranty Deed from Kimberly H. Lawson, Sheryl Low, Wendy Benson, David Gabbard and James Gabbard of record in Instrument No. 20121210-0113818 Register's Office for Davidson County, Tennessee, dated November 27, 2012 and recorded on December 10, 2012.

Robin P. Gallagher died, intestate, on February 03, 2026. Pursuant to the Affidavit of Heirship, recorded contemporaneously herewith in Instrument No. 20260522004701 9, Register's Office for Davidson County, Tennessee, the sole heirs at law of Robin P. Gallagher are Diane Stanley, Andrea Gray, and James Gallagher.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **204 Cliffdale Road, Nashville, TN 37214**

My Commission expires 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

Notary Public

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

Witness our hands this the 19th day of May, 2026.

James Gallagher

Andrea Gray by James Gallgher attorney in fact
Andrea Gray
By: James Gallgher, Attorney in Fact

Diane Stanley by James Gallgher attorney in fact
Diane Stanley
By: James Gallagher, Attorney in Fact

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Gallagher,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19 day of May, 2026.

My Commission expires: 10/21/26

Notary Public

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Andrea Gray,** as her Attorney in Fact, as the free act and deed of the within named **Andrea Gray.**

Witness my hand and official seal this the 19 day of May, 2026.

My Commission expires 10/21/26

Notary Public

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Gallagher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Diane Stanley,** as her Attorney in Fact, as the free act and deed of the within named **Diane Stanley.**

Witness my hand and official seal this the 19 day of May, 2026.

My Commission expires 10/21/26

Notary Public

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 May 19, 2026.

A R Steelman
Affiant Signature

5/21/2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 21st day of May, 2026.

Notary Public

(SEAL)



My Commission Expires: 05-20-2029

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