Karen Johnson Davidson County
Batch# 1429407 DEEDWARR
06/08/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260608-0051410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/30

(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC CHARLES D LIGHTSEY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11338

Address of New Owner:	Send Tax Bills to:	Tax Information:
Connor Evan Richardson and Kelly Anne Richardson 1816 10th Avenue South Nashville, TN 37203	NewOwner	105-09-0V-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathan Fast and Amanda Fast, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Connor Evan Richardson and Kelly Anne Richardson, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit B of 1817 Hillside Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1817 Hillside Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140905-0081435, as amended in Instrument No. 20140905-0081758, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1817 Hillside Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140905-0081435, as amended in Instrument No. 20140905-0081758, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nathan Fast by Warranty Deed from Matthew Sanders, Unmarried of record in Instrument No. 20210707-0091308 Register's Office for Davidson County, Tennessee, dated July 02, 2021 and recorded on July 07, 2021.

Map/Parcel 105-09-0V-002.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1816 10th Avenue South, Nashville, TN 37203**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of May, 2026

Nathan Fast

Amanda Fast

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nathan Fast and Amanda Fast, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 29th day of May, 2026.

Notary Public

My Commission Expires: 05-16-29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

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 5-29-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-29-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

202606080051410