THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554436** Karen Johnson Davidson County Batch# 1429984 DEEDWARR 06/09/2026 03:30:30 PM 3 pgs Fees: $18.00 Taxes: $1,822.25 20260609-0052254	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $492,500.00. Marlo Ann Przeor Affiant Subscribed and sworn to before me, this 9th day of June, 2026. Notary Public My Commission Expires: 1/22/2029 C. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: The Marlo Przeor Family Trust 1509 Bending River Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126 16 0A 638.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David P. Byrne, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marlo Ann Przeor, Trustee of the Marlo Przeor Family Trust, dated August 1, 2024,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 509 on the Final Plat of PARKVIEW AT RIVERWALK, PHASE 2, of record in Plat Instrument No. 20061101-0135728, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David P. Byrne, an unmarried man, by Warranty deed from John R. Henderson, Jr. and Juanita Henderson, of record in Instrument No. 20160519-0050202, in the Register's Office of Davidson County, Tennessee, dated May 12, 2016 and recorded on May 19, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKVIEW AT RIVERWALK PHASE 2, as recorded in Plat Instrument No. 20061101-0135728.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083 as Amendment recorded in Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; Instrument No. 20050308-0025001; Instrument No. 20060320-0031638; Instrument No. 20061103-0136691; Instrument No. 20061214-0154502; Instrument No. 20220303-0024486 and Instrument No. 202208040088700. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010919-0101279; Instrument No. 20021119-0143687; Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280. Charter for Riverwalk Nashville Homeowners Association, Inc., recorded in Instrument No. 2020425-0051371.

Common Open Space Deed Recorded in Instrument No. 20071220-0145869.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 1509 Bending River Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 9th day of June, 2026.

David P. Byrne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David P. Byrne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

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 6-9-2026.

Affiant Signature — Date: 6-9-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-9-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY