Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260554587

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2026.

Notary Public
My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

Karen Johnson Davidson County
Batch # 1437162 DEEDWARR
06/23/2026 10:31:31 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20260623-0056373

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Ryan Hotham and James Scott Hotham 1074 Riverwood Village Blvd Hermitage TN 37076	New Owner	Tax Parcel ID No. 097-02-0A-018.00-CO

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, **Ralph Grismala and Kathleen Grismala, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Ryan Hotham, unmarried and James Scott Hotham, married, Joint Tenancy with Rights of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Final Plat, Villages of Riverwood, Phase One, Section One, Revision One, as shown on plat of record in Instrument No. 20080723-007557, as corrected of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ralph Grismala and Kathleen Grismala, husband and wife by Warranty Deed from Kay Lynn Lopes, an unmarried person of record in Instrument No. 20150715-0068859 Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July 15, 2015.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number Plat Instrument No. 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080408-0035557, and amended in Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee.

Sanitary sewer & pumping station easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.

Storm water drainage easement of record in Instrument Number 20051219-0152202, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20070713-0083651, in the Register's Office for Davidson County, Tennessee.

Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument Number 20090109-0002452, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument Number 20090109-0002954, in the Register's Office for Davidson County, Tennessee.

Storm water drainage easement of record in Instrument Number 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.

Slope easement of record in Instrument Number 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.

Conveyance of common areas to HOA of record in Instrument Number 20080630-0067054 and 20100108-0001971, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1074 Riverwood Village Blvd Hermitage TN 37076

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, Grantors have executed this instrument on this 17th day of June, 2026.

R Grismala
Ralph Grismala

Kathleen Grismala
Kathleen Grismala

STATE OF North Carolina)
COUNTY OF New Hanover)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph Grismala and Kathleen Grismala, 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 17th day of June, 2026.

Charise Green
Notary Public

My Commission Expires: October 12, 2030

CHARISE GREEN
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires Oct. 12, 2030