Karen Johnson Davidson County
Batch# 1437487 DEEDWARR
06/24/2026 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260624-0056839

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554563

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $675,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2026.

Notary Public
My Commission Expires:

ALLI PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frances Lindley and Heather Lindley 7213 Riverfront Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126 16 0A 516.00

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, **Rachel C. Adams and John Wallace Adams, III., wife and husband and Jill P. Musca, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frances Lindley and Heather Lindley, married** ("Grantees"), its 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. 291, on the Plan of RIVERWALK, PHASE 3C, of record in Instrument No. 200507060077607, and Surveyor's Certificate of Correction in Instrument No. 20070320-0038464, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel C. Adams and John Wallace Adams, III, Wife and Husband and Jill P. Musca, Other, by Warranty Deed from Daniel Julian Cottone and Rachael Anne Haney-Cottone, Husband and Wife, of record in Instrument No. 20230725-0057201, in the Register's Office of Davidson County, Tennessee, dated July 21, 2023 and recorded on July 25, 2023.

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 RIVERWALK, PHASE 3C, as recorded in Instrument No. 20050706-0077607 and Surveyors Certificate of Correction recorded in Instrument No. 20070330-0038464.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, RIVERWALK COMMUNITY, as recorded in Instrument No. 20011024-0115969.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as amended in Instrument Nos. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20061103-0136691, 20061214-0154502 and 20220804-0088700.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010919-0101279, 20040826-0103240 and 20040318-0030734.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20010919-0101280.

Charter for Riverwalk Nashville Homeowners Association Inc., recorded as Instrument No. 20020425-0051371.

Common Open Space Deed recorded as Instrument No. 20071220-0145869.

This is improved property located at 7213 Riverfront Drive 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 18th day of June, 2026.

Rachel C. Adams

Rachel C. Adams

John Wallace Adams, III.

Jill P. Musca by Rachel C. Adams Attorney-In-Fact

Jill P. Musa
By: Rachel C. Adams, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Wallace Adams, III, 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 for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel C. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jill. P. Musca and that she is authorized by Jill P. Musca to execute this instrument on her behalf.

WITNESS my hand, at office, this 18th day of June, 2026.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certificate of Authenticity

I, Alli Pinkston, 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 **June 18, 2026**.

Date

Alli P

Affiant Signature

6/22/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County