Karen Johnson Davidson County
Batch# 1441949 DEEDWARR
07/02/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,631.70
20260702-0060099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00

Affiant

Subscribed and sworn to before me this 1ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Elizabeth Vonesh, an unmarried woman	**Same As New Owner** (NAME)	043-11-0-224.00
294 Rio Vista Drive (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Innovative RE Solutions, LLC, a Tennessee Limited Liability Company , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Grace Elizabeth Vonesh, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated June 25, 2026 and known as Job No. 220079 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S29°58'46"E 1360.47' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive, said point also has Tn State Plane coordinates of N 705151.6084, E 1767286.6231; thence leaving the margin of said Rio Vista Drive and with parcel 88 on property map 43-11 N65°53'50"E passing a witness iron pin at 119.76' in all 165.00' to a point at the low water mark of the Cumberland River; thence with the river N24°11'34"W 49.93' to a point; thence leaving the River and with parcel 86 S65°55'07"W passing a witness iron pin at 50.72' in all 165.00' to an iron pin on the easterly margin of Rio Vista Drive; thence with the same S24°11'34"E 49.99' to the point of beginning, containing 8243 square feet more or less.

Being part of the same property conveyed to Innovative RE Solutions, LLC by Warranty Deed from HomePlacers, LLC of record in Instrument No. 20170721-0073765 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 21, 2017. Being the same property conveyed to Innovative RE Solutions, LLC by Quitclaim Deed from Innovative RE Solutions, LLC of record in Instrument No. 20171002-0100300 Register's Office for Davidson County, Tennessee, dated September 27, 2017 and recorded on October 2, 2017.

Being part of the same property conveyed to Innovative Resolutions, LLC by Quitclaim Deed from Innovative Resolutions, LLC of record in Instrument No. 20201218-0149989 Register's Office for Davidson County, Tennessee, dated December 13, 2020 and recorded on December 18, 2020. See Quitclaim Deed of Correction recorded on December 16, 2021 of record in Instrument No. 20211216-0166242, aforesaid Register's Office. Said Quitclaim of Correction adds missing lot and shows property to be conveyed to Innovative RE Solutions, LLC, a Tennessee limited liability company.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 294 Rio Vista Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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,

WARRANTY DEED
(Continued)

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/our hand(s) this 1st day of July, 2026.

Innovative RE Solutions, LLC, a Tennessee Limited Liability Company

BY: _____
Keith Speer, Chief Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Keith Speer, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Innovative RE Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of Innovative RE Solutions, LLC as Sole Member of said a Tennessee limited liability company

Witness my hand and official seal, at office, on this the 1st day of July, 2026.

_____
Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christian Reynolds, 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 **July 1, 2026**.

Date

Affiant Signature

July 1, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1st** day of **July**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)