Karen Johnson
Batch # 1447225
07/14/2026 02:47:52 PM
Fees: $13.00 Taxes: $2,197.80

Davidson County
DEEDWARR
2 pgs

20260714-0063679

Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-2809

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GC26-934

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $594,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2026

Notary Public

Commission Expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
IASIDOK, LLC PO BOX 1376 COLUMBIA, TN 38402	SAME AS NEW OWNER	082-14-0A-071.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Riverfront Charm, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IASIDOK, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 934 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Steven D. Stumpe and Catherine L. Stumpe, husband and wife, by Warranty Deed from 934 1st Ave N, LLC, a Designated Series of Service BNA, LLC, a Tennessee limited liability company of record in Instrument No. 20240206-0008219 Register's Office for Davidson County, Tennessee, dated February 05, 2024 and recorded on February 06, 2024.

Being the same property conveyed to Emily Redding and Christopher A. Redding, wife and husband by Warranty Deed from Steven D. Stumpe and Catherine L. Stumpe, husband and wife of record in Instrument No. 20240911-0070112 Register's Office for Davidson County, Tennessee, dated August 30, 2024 and recorded on September 11, 2024.

Being the same property conveyed to Riverfront Charm LLC, a Tennessee limited liability company by Quitclaim Deed from Emily Redding and Christopher A. Redding, wife and husband of record in Instrument No. 20251008-0080463 Register's Office for Davidson County, Tennessee, dated September 30, 2025 and recorded on October 08, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 934 1st Avenue, Nashville, TN 37210
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 so 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, 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.

Dated this the 10th day of July, 2026.

Riverfront Charm, LLC, a Tennessee Limited Liability Company

By: Emily C Redding
Emily C. Redding, Sole member

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~WILLIAMSON~~ YORK

Before me, the undersigned notary public of the state and county mentioned, personally appeared **Emily C. Redding, Sole member of Riverfront Charm, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Sole member of Riverfront Charm, LLC,** the within named bargainor, a Limited Liability Company, and that such **Emily C. Redding, Sole member** of **Riverfront Charm, LLC as such Sole member,** executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole member.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of July, 2026.

Notary Public
My Commission Expires: 10/10/29

Commonwealth of Pennsylvania - Notary Seal
RASHEED CREARY - Notary Public
Lancaster County
My Commission Expires October 10, 2029
Commission Number 1279601