Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 260755042

Karen Johnson Davidson County
Batch # 1458963 DEEDWARR
08/12/2026 10:06:11 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20260812-0074520

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2026.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carolyn J. Holliday and Andrew Malden Holliday, Co-Trustees of The Carolyn J. Holliday Revocable Trust Dated October 22, 2000 8527 Sawyer Brown Road Nashville TN 37221	New Owner	Tax Parcel ID No. 142 09 0D 170.00

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, **Sheilah D. Winn, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn J. Holliday and Andrew Malden Holliday, Co-Trustees of The Carolyn J. Holliday Revocable Trust Dated October 22, 2000**, ("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, Unit No. 8527, together with the carport designated No. 8527 - C, in RIVER PLANTATION, SECTION TEN, PHASE ONE, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of RIVER PLANTATION, SECTION TEN, PHASE I, Condominium Apartments, recorded in Plat Book 7900, Pages 745-746 and Re-Recorded in Plat Book 7900, Pages 944-945, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, Page 598, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of RIVER PLANTATION, SECTION TEN, PHASE ONE, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, Page 598, and Amendment to Bylaws of record in Instrument Nos. 20081203-0117316, 20190927-0098720 and Amendment to Master Deed of record in Instrument No. 20081203-0117317 Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sheilah D. Winn, unmarried, by Warranty Deed from Jennifer Rucker, unmarried, of record in Instrument No. 20260309-0018442, in the Register's Office of Davidson County, Tennessee, dated March 06, 2026 and recorded on March 09, 2026.

Being the same property conveyed to Jennifer Rucker, unmarried, by Warranty Deed from William B. Neser, Trustee of William B. Neser Declaration of Trust Agreement dated September 26, 2006 and William B. Neser and Priscilla Neser, Husband and Wife, of record in Instrument No. 20150327-0026774, in the Register's Office of Davidson County, Tennessee, dated March 25, 2015, and recorded on March 27, 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.

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 RIVER PLANTATION SECTION X - PHASE I, as recorded in Plat Book 7900, Pages 745-746 and Re-Recorded in Plat Book 7900, Pages 944-945.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION, SECTION TEN, PHASE ONE of record in Book 9394, Page 598 and Amendment to Bylaws of record in Instrument Nos. 20081203-0117316, 20190927-0098720 and Amendment to Master Deed of record in Instrument No. 20081203-0117317; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 7389, Page 924.

Charter for River Plantation Sections 8-11 Umbrella Association, Inc., recorded as Book 7402, Page 591.

This is improved property located at 8527 Sawyer Brown Road 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 10th day of August, 2026.

Sheilah D. Winn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheilah D. Winn, 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 10th day of August, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028