BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1459542
08/14/2026 09:03:23 AM
Fees: $13.00 Taxes: $6,068.00

Davidson County
DEEDWARR
2 pgs

20260814-0075843

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Cassetty and Veronica Cassetty	NEW OWNER	
(NAME)	(NAME)	
6704 Gower Rd		101 11 0A 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **RIVER ROAD PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOTT CASSETTY AND VERONICA CASSETTY, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit B of HOMES AT RIVER ROAD AND GOWER, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT RIVER ROAD AND GOWER, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240717-0053762, 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 units, property, co-owners and tenants of HOMES AT RIVER ROAD AND GOWER, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240717-0053762, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to River Road Partners GP, a Tennessee General Partnership, by Warranty Deed from Greg Hardeman, Trustee of the River Road Trust U/A/D March 1, 2022, of record in Instrument No. 20231030-0084638, in the Register's Office of Davidson County, Tennessee, dated October 26, 2023 and recorded on October 30, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6704 Gower Rd, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2026-1049

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, 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 hand this 13th day of August, 2026

River Road Partners GP, a Tennessee General Partnership

Vickie L. Dillingham

BY: Vickie L. Dillingham, Trustee of the River Road D Trust U/A/D October 26,2023, General Partner

BY: Greg Hardeman, Trustee of the River Road M Trust U/A/D October 26,2023, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Vickie L. Dillingham, as Trustee of the River Road D Trust U/A/D October 26, 2023 and Greg Hardeman, as Trustee of the River Road M Trust U/A/D October 26, 2023 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as General Partners of River Road Partners GP, a Tennessee General Partnership the within named bargainor, a General partnership and that they each are such general partners, executed the foregoing instrument for the purpose therein contained by personally signing the name of the General partnership as General Partners.

Witness my hand and official seal this 13th day of August, 2026.

Commission expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Notary Public

MO2026-1049