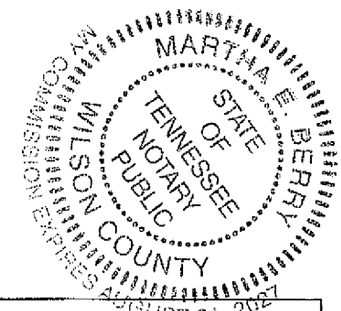


WARRANTY DEED	STATE OF Tennessee COUNTY OF Robertson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of August, 2026 . Notary Public My Commission Expires: August 31, 2027

Karen Johnson Davidson County
Batch# 1461885 DEEDWARR
08/19/2026 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.13
20260819-0077091

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Frederick U. Meier and Nina M. Meier	Same Address As New Owner	062-02-0A-041-00
2632 Paddle Wheel Drive		
Nashville, TN 37214		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Randall D. Nighbert, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Frederick U. Meier and Nina M. Meier, 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 Lot No. 9A on the Plan of Resubdivision Lots 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, River Trace Estates Phase 1, Section 1, as of record in Plat Book 6900, page 324, Register's Office for said County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Randall D. Nighbert, unmarried by Deed from C. Wayne Mason and wife, Charlene N. Mason, dated 8/14/98 and filed for record in Book 11072, Page 168, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor's spouse.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters on Plan of record in Plat Book 6900, page 324, Register's Office for said County.

Conveyance of the common area to River Trace Homeowner's Association, Inc., of record in Book 7907, page 168, Register's Office for said County.

Subject to Charter of River Trace Homeowner's Association, Inc., of record in Book 6851, page 363, Register's Office for said County.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6851, page 370, as amended

in Book 6982, page 747, Register's Office for said County.

Subject to By-Laws of record in Book 6851, page 390, Register's Office for said County.

Subject to TVA Easement of record in Book 1163, page 341, Register's Office for said County.

Subject to Flowage Easement of record in Book 2022, page 83, Register's Office for said County.

Subject to Easement of record in Book 3959, page 595, Register's Office for said County.

Subject to all matters on Boundary Plat of record in Plat Book 6250, page 995, Register's Office for said County.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 2632 Paddle Wheel Drive, Nashville, TN 37214

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 14th day of August, 2026.

Randall D. Nighbert

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 14th day of August, 2026, before me personally appeared Randall D. Nighbert, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of August, 2026.

Notary Signature
My commission expires:
4.20.29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Tennessee Certification of Electronic Document

I, Marty Berry, 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 8/14/26 (date of document).

Affiant Signature

8/17/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

