WARRANTY DEED

Karen Johnson
Batch # 1464839
08/27/2026 09:29:20 AM
Fees: $13.00 Taxes: $1,060.05

Davidson County
DEEDWARR
2 pgs

20260827-0079566

File No. LM-26-3382

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN B. HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel D. White	Filo Mortgage, LLC dba Everstream Mortgage	
(NAME) 931 Todd Preis Drive	(NAME) Four Tower Bridge 200 Barr Harbor Drive, Suite 400-425	142-05-0D-025.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) West Conshohocken, PA 19428	
(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, I/we, **Mary Fuller Cleghorne, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel D. White, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows

Unit No. D-405, in River Plantation, Section Four, a condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, and in Book 4892, Page 456 as amended in Book 4956, Page 756, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Fuller Cleghorne, an unmarried woman by Warranty Deed from Amy Adams of record in Instrument No. 20140407-0028572 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 07, 2014.

This is property more commonly known as 931 Todd Preis Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26th day of August, 2026.

Mary Fuller Cleghorne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of August, 2026, before me personally appeared Mary Fuller Cleghorne, 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 26th day of August, 2026.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires: