Karen Johnson Davidson County
Batch# 1467729 DEEDWARR
09/03/2026 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,714.95
20260903-0081708

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd. Suite 140
Franklin, TN 37067
File No. 202611614

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$463,500.00;** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of August, 2026.

Notary Public
My Commission Expires:

ALEJANDRA HOLI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2026

WARRANTY DEED

THIS INDENTURE, made this 26th day of August, 2026, among:

RICHARD L. PARTIN

AND WIFE, PEGGY A. PARTIN BY RICHARD L. PARTIN AS ATTORNEY-IN-FACT, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Riverside Houses LLC, A TENNESSEE LIMITED LIABILITY COMPANY
of Davidson County, Tennessee, including all heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Richland Meadows, Section 6, of record in Book 5210, page 178, Register's Office for Davidson County, Tennessee, to which said plan reference id hereby made for a more complete description.

Being the same property conveyed to Richard L. Partin and wife, Peggy A. Partin by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated July 13, 1992, of record in Book 8676, page 268, Register's Office for Davidson County, Tennessee. The property was further conveyed to Richard L. Partin and Peggy A, Partin, as Trustees of the Richard L. Partin and Peggy A, Partin Revocable Trust dated May 8, 1998 by deed from Richard L. Partin and wife, Peggy A. Partin, dated April 26, 1999, of record in Book 11538, page 332, said Register's Office. And, being a portion of the same property conveyed to Richard L. Partin and wife, Peggy A, Partin, as tenants in common by deed from Richard L. Partin and Peggy A, Partin, as Trustees of the Richard L. Partin and Peggy A, Partin Revocable Trust dated May 8, 1998, deed dated December 30, 2010, of record in Instrument No. 20110119-0005002, said Register's Office.

Being also known as 5501 Vaught Drive, Nashville, TN 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument No. ~~Book~~ Book T1389, Pg 353 in the aforementioned Registers Office.

Peggy A. Partin by Richard L. Partin, **Attorney-in-Fact**

Peggy A. Partin by Richard L. Partin as attorney in fact

Richard L. Partin

Richard L. Partin

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Richard L. Partin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Peggy A. Partin,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 26 day of August, 2026.

Notary Public
My Commission Expires: 1-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

Owner Name & Property Address:

Name: Riverside Houses LLC
Address: 5501 Vaught Drive
City, State, Zip: Nashville, TN 37209

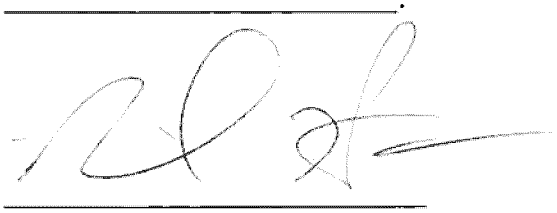
Responsible Party For Taxes:

Name: New Owner
Address: 2008 Goshawk St.
City, State, Zip: San Diego, CA 92123

Tax ID: 103-02-0-217.00

Certificate of Authenticity

I, Nick Harris, 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 8/26/26.



Affiant Signature

8/31/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of August, 2026.



Notary's Signature

My Commission Expires: 3/9/27

Date

