Karen Johnson Davidson County
Batch# 1468974 DEEDWARR
09/04/2026 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20260904-0082676

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Usen Isong	NEW OWNER	141 06 0D 051.00
(NAME)	(NAME)	
3105 Harpeth Springs Drive	3105 Harpeth Springs Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Hannah Tweit, single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Usen Isong, single man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 51 on the Plan of Horizontal Property Regime Private Element Plat, RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification and placement of such Unit.

Being the same property conveyed to Hannah Tweit, single woman, by Warranty Deed from Erin E. Koltes, formerly known as Erin E. Oakley, a married woman, of record in Instrument No. 20190213-0013461, in the Register's Office of Davidson County, Tennessee, dated January 28, 2019, and recorded on February 13, 2019.

This conveyance is subject to:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20030213-0019999.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT RIVERBRIDGE DEVELOPMENT (FORMERLY AUTUMN SPRINGS), as recorded in Instrument No. 20020709-0082561.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERBRIDGE R.O.W. DEDICATION, as recorded in Instrument No. 20081208-0118318.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016032 and Bylaws recorded in Instrument No. 20030218-0020987 and Amendment recorded in Instrument No. 20050520-0056889.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044 and Bylaws recorded in Instrument No. 20030218-0020999 and Amendment recorded in Instrument No. 20030303-0027396 and Supplementary recorded in Instrument No. 20030806-0111893.
Easement for Right of Way, recorded in Instrument No. 20121114-0104692; Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374 and Instrument No. 20031106-0163291.
Charter for The Townhomes of Riverbridge Homeowners Association, Inc. recorded as Instrument No. 20030218-0020986.
Charter for Riverbridge Homeowners Association, Inc. recorded as Instrument No. 20030218-0020998.
Common Open Space Deed recorded as Instrument No. 20030303-0027398.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 3105 Harpeth Springs Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 1st day of September, 2026.

Hannah Tweit

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF San Mateo

On this 1st day of September, 2026, before me personally appeared Hannah Tweit, 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 (or person's) free act and deed.

Robert H. Ross III
Notary Public

My Commission Expires: 7/23/2028

ROBERT HERRILL ROSS III
COMM. #2493245
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
July 23, 2028

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, Ryan Lux, 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 **September 1, 2026**.

Date

Affiant Signature

09/01/2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **1st** day of **September**, 20____.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029