WARRANTY DEED

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

BOX 10-A

(SEAL)

Karen Johnson
Batch # 1474001
09/16/2026 10:18:53 AM
Fees: $13.00 Taxes: $3,367.00

Davidson County
DEEDWARR
2 pgs

20260916-0085982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES:

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

File #26-TC-0214-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Bradley Worthington, Jr. and Julia Anne Worthington	**GUARANTEED RATE, INC.**	
(NAME)	(NAME)	
214 Cherokee Road	**3940 N RAVENSWOOD AVE**	**103 12 0 057.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**CHICAGO, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT MILTON RILEY, IV AND LINDSAY BYRD RILEY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM BRADLEY WORTHINGTON, JR. AND JULIA ANNE WORTHINGTON, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 38 Block "I" on the Plan of CHEROKEE PARK, THIRD SECTION of record in Plat Book 843, Pages 2 and 3, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Riley, III and Laura B. Riley, Husband and Wife, by Warranty Deed from Caroline Dean and Rascoe Dean, Wife and Husband, of record in Instrument No. 20180328-0029141, in the Register's Office of Davidson County, Tennessee, dated March 28, 2018, and recorded on March 28, 2018.

Being the same property conveyed to Robert Milton Riley, IV and Lindsay Byrd Riley, husband and wife, by Warranty Deed from Robert M. Riley, III and Laura B. Riley, husband and wife, of record in Instrument No. 20181022-0104669, in the Register's Office of Davidson County, Tennessee, dated October 19, 2018, and recorded on October 22, 2018.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, THIRD SECTION, as recorded in Plat Book 843, Page(s) 2 and 3.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 819, Page 197.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 214 Cherokee Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th day of September, 2026.

Robert Milton Riley, IV

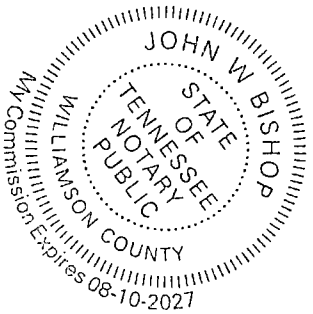
Lindsay Byrd Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2026, before me personally appeared Robert Milton Riley, IV, 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 15th day of September, 2026.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2026, before me personally appeared Lindsay Byrd Riley, 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 15th day of September, 2026.

Notary Signature
My commission expires:

