Karen Johnson Davidson County
Batch# 1478424 DEEDWARR
09/28/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $6,623.00
20260928-0089742

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955727**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,790,000.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2026. Notary Public My Commission Expires: 07/05/2028 LUKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Joshua L. Hunter, Trustee 7478 River Road Pike Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 089 00 0 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rick Fisher, Trustee of None of Your Bismark Revocable Land Trust, dated September 14, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua L. Hunter, Trustee of The River Road Pike Trust, dated September 25, 2026**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 14, Map A, RIVER ROAD ESTATES, as shown on Plat of record in Plat Instrument No. 20010424-0040684, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to None of Your Bismark Revocable Land Trust, dated September 14, 2017, by Warranty Deed from Daniel B. Koehler and Cindy G. Koehler, husband and wife, of record in Instrument No. 20221004-0109438, in the Register's Office of Davidson County, Tennessee, dated September 30, 2022 and recorded on October 04, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER ROAD ESTATES, as recorded in Plat Instrument No. 20010424-0040684.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010117-0004873 as amended in Instrument No. 20050127-0010121.

Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 11086, Page 426.

By-Laws for The River Road Property Owners Association recorded in Instrument No. 199912140303054.

Easement for the flow of the waters of Indian Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Indian Creek, free from diminution or pollution.

This is improved property located at 7478 River Road Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2026.

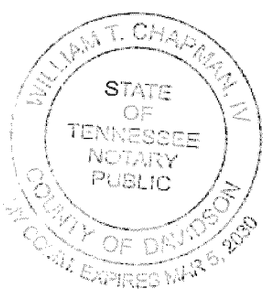
None of Your Bismark Revocable Land Trust, dated September 14, 2017

By: _____ TRUSTEE
Rick Fisher, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Fisher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of None of Your Bismark Revocable Land Trust, dated September 14, 2017 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28th day of September, 2026.



_____
Notary Public

Certificate of Authenticity

I, Luke Martin, 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 28th, 2026**.

Date

Affiant Signature

09/28/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **September**, 20**26**.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/2026

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)