Karen Johnson Davidson County
Batch# 1478721 DEEDWARR
09/29/2026 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,696.45
20260929-0090067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,500.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2026.

_____
Notary Public

MY COMMISSION EXPIRES: 11/14/29
(AFFIX SEAL)

WILLIAMSON COUNTY THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC

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).
River Banks	New Owner	160 16 0C 001.00
(NAME)	(NAME)	
452 Old Towne Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **David Tischer,a Married Man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **River Banks,unmarried**, 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 1, THE TERRACES AT BRENTWOOD CHASE, as shown on plat of record in Instrument No. 20001103-0109137, 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 David Tischer, a Married Man, by Warranty Deed from Jennifer Gearhart McClure and husband, Christopher Shane McClure, of record in Instrument No. 20120320-0023649, in the Register's Office of Davidson County, Tennessee, dated March 06, 2012 and recorded on March 20, 2012.

"Oath is hereby made that subject property was never the primary residence of the grantor, nor the primary residence of his spouse and/or dependents"

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TERRACES AT BRENTWOOD CHASE, as recorded in Instrument No. 20001103-0109137.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, MULHOLLAND, as recorded in Plat Book 9700, Page 653 and 654.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001214-0123057, as amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845 and Instrument No. 20041206-0144631.

Easement recorded in Instrument No. 20170921-0096999.
Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.
Charter for Terraces at Brentwood Chase Townhome Association Inc. recorded as Instrument No. 20001214-0123056.
By Laws for Terraces at Brentwood Chase Townhome Association Inc. recorded as Instrument No. 20001214-0123058.
Common Open Space Deed recorded as Instrument No. 20010208-0012529 and Instrument No. 20010208-0012530.

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 ☒ 452 Old Towne Drive, Brentwood, TN 37027
(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.

Witness my/our hand(s) this 24th day of September, 2026.

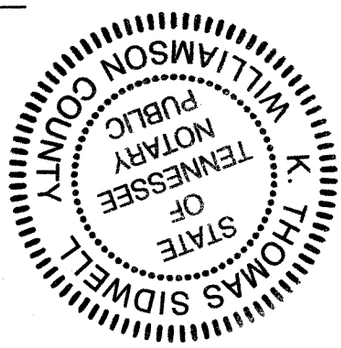
David Tischer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of September, 2026, before me personally appeared David Tischer, 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.

Notary Public

My Commission Expires: 11/14/29



RETURN TO:
Signature Title Services, LLC
4068 Rural Plains Cir, Suite 150
Franklin TN 37064

Certificate of Authenticity

I, Danielle Watson, 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 9/24/26.

Date

Danielle Watson

Affiant Signature

9/24/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of September, 2026.

Notary's Signature

My Commission Expires: –

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029