Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1480253 **DEEDWARR**
10/02/2026 09:34:05 AM 2 pgs
Fees: $13.00 Taxes: $1,587.30
20261002-0090931

ADDRESS NEW OWNER:

Andrew B. Bennett
Madison W. Bennett
3933 Bridgeview Ln
Nashville, Tennessee 37221

SEND TAX BILL TO:

New Owner

MAP & PARCEL:

MAP **141**
GROUP **06**
PARCEL **0C**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Mitch Kinder Development LLC, a Missouri Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Andrew B. Bennett and Madison W. Bennett, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain Lot, Piece or Parcel of land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mitch Kinder Development LLC by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for National Registered Agents, Inc., Trustee, dated July 28, 2026 and filed of record September 3, 2026 as Instrument No. 20260903-0081519, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Riverbridge Community, Phase 1B, of record as Instrument No. 20030709-0094605, said Register's Office.
3. Easements and rights granted to Nashville, Chattanooga, and St. Louis Railway as set forth in instrument of record as Book 1298, page 244, said Register's Office.
4. Agreement for Dedication of Public Utilities to Harpeth Valley Utilities District as set forth in instrument of record as Book 7601, page 415, said Register's Office.
5. Easement for the flow of the waters of Harpeth River and the rights of the public therein.
6. Rights of upper and lower riparian owners to the flow of the water of Harpeth River, free from diminution or pollution.
7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Harpeth River.
8. Title to that portion of the land lying below the ordinary low water mark of Harpeth River.
9. Charter of Homeowners Association of record as Instrument 20030218-0020998, of said Register's Office.
10. By-Laws contained in instrument of record as Instrument No. 20030218-0020999, said Register's Office.
11. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No.20030205-0016044, said Register's Office.

12. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **3933 Bridgeview Ln, Nashville, Tennessee 37221**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 30th day of September 2026.

Mitch Kinder Development LLC, a Missouri Limited Liability Company

By: David M. Kinder, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David M. Kinder, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **David M. Kinder, Managing Member** of **Mitch Kinder Development LLC, a Missouri Limited Liability Company,** the within named bargainor, a Missouri Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Missouri Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 30th day of September 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $429,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September 2026.

NOTARY PUBLIC
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires August 26, 2030