Karen Johnson Davidson County
Batch# 1480683 DEEDWARR
10/05/2026 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20261005-0091547

Name and Address of New Owner:
Charleen Forsythe and James Timothy Forsythe
8114 Mona Road
Murfreesboro, TN 37129

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 093060A09900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Riddick, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charleen Forsythe and James Timothy Forsythe, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain Condominium Apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 907 of the "Horizontal Property Regime of Encore, a Residential Condominium" pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Number 20151203-0122000, and Master Deed for Encore, a Master Condominium of record as Instrument Number 20080225-0018425, as amended in Instrument Numbers 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Justin Riddick by Warranty Deed from Janet E. Lord, married, and Jessica E. Lord, unmarried dated September 19th 2016 and recorded on September 27th 2016 of record in Instrument No. 20160927-0101719, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 301 Demonbreun Street, Unit 907, Nashville, TN 37201

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2026.

_____ (SEAL)
Justin Riddick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2026, before me personally appeared Justin Riddick, 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.

WILLIAM D CASTLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/08/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2026.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11-5-29

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 9/15/24 (date of document).

Affiant Signature

9/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of Sept, 2026.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL