WARRANTY DEED

Karen Johnson Davidson County
Batch# 804812 DEEDWARR
02/14/2022 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220214-0016696

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF February 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064 6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Pierce Riddick	New Owner	161 10 0B 056.00
(NAME)	(NAME)	
413 Windsor Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, **ABNA Management LLC., a Texas limited liability company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Pierce Riddick and Tabitha Lee Riddick, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 247 on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ABNA Management, LLC by Warranty Deed from Joseph S. Kutsko and Catherine M. Kutsko, dated 07/31/2018 and recorded 08/02/2018, of record in Instrument 201808020075680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 6143, Page 11, and Book 7207, Page 251, Register's Office for Davidson County, Tennessee.
Order of Possession to Piedmont Natural Gas of record in Instrument 201304190039360, Register's Office for Davidson County, Tennessee.
Charter of Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, Register's Office for Davidson County, Tennessee.

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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 413 Windsor Court, Nashville, TN 37211

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 31 day of January 2022

ABNA Management LLC., a Texas limited liability company

By: _____

State of Texas
County of Harris

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Angela Rebanger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Solemember the within named bargainor, a Texas Limited Liability Company, and that he/she as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Sole Member, as such Sole Member.

Witness my hand and Official seal this 31 day of January, 2022.

KMonteforte

Notary Public:
My Commission Expires: _____

KRISTAL MONTEFORTE
Notary Public, State of Texas
Commission Expires 07-16-2024
Notary ID 12658536-4

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 1/31/22.

Kimberly D Hicks
Affiant
Date: 2/2/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON