WARRANTY DEED

WILLIAM E. GARONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,201.02.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

WG-22-457

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary Nemcek and Sandra Nemcek		
(NAME)	(NAME)	**147-02-0-160.00**
457 Coventry Drive	**Same**	
(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 consideration, the receipt of which is hereby acknowledged, **KELSEA RIDDICK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY NEMCEK AND SANDRA NEMCEK, HUSBAND AND WIFE TOGETHER WITH JONATHAN NEMCEK AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 174 on the Plan of Abbay Hall, Section II of record in Plat Book 2331, Page 38, 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 Kelsea Riddick and Jonathan Nemcek, as tenants in Common with Right of Survivorship by Warranty Deed from Austin Melton and Ellen Melton, husband and wife of record in Instrument No. 20200526-0053993 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 26, 2020.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **457 Coventry Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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.

Karen Johnson Davidson County
Batch# 904173 **DEEDWARR**
08/16/2022 01:43:38 PM 2 pgs
Fees: $13.00 Taxes: $1,192.14

20220816-0092861

Witness my/our hand(s) this the 12th DAY OF AUGUST, 2022.

Kelsea Riddick

STATE OF ~~TENNESSEE~~ KANSAS
COUNTY OF ~~DAVIDSON~~ Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELSEA RIDDICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of August, 2022.

Notary Public
My Commission Expires: 5/7/2025

STATE OF KANSAS NOTARY PUBLIC

AMBER MARIE MCKINNEY
My Appointment Expires
May 7, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212