Karen Johnson Davidson County
Batch# 1010464 DEEDWARR
06/02/2023 10 26 21 AM 2 pgs
Fees $13.00 Taxes $2,504 90
20230602-0041775

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 23044161

STATE OF TENNESSEE
COUNTY OF DAVIDSC

The actual consideration or value, whichever is greater, for this transfer is $677,000 00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2023

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Michelle Martin
Notary Public
My Commission Expires 9-21-26

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information·
Tory Riebe and Bennett B. Riebe 1802A Porter Road Nashville TN 37206	New Owner	Tax Parcel ID No 072 16 0S 001 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew James Wleklinski, an unmarried man, and Michael Jeffrey Wleklinski, an unmarried man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tory Riebe, a married person, and Bennett B. Riebe, a single person, as tenants in common with rights of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No A of 1802 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1802 Porter Road Townhomes, a Horizontal Property Regime, of record in Instrument No 20151222-0128700, as amended in Instrument No. 20170417-0036539, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Matthew James Wleklinski, an unmarried man and Michael Jeffrey Wleklinski, an unmarried man, by Warranty Deed from Porter Road Property Holdings, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20170503-0043741, in the Register's Office of Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151222-0128700, as amended in Instrument No. 20170417-0036539.

This is improved property located at 1802A Porter Road Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2023

Matthew James Wleklinski

Michael Jeffrey Wleklinski by Matthew James Wleklinski as Attorney-in-fact

as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew James Wleklinski, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 1st day of June, 2023

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew James Wleklinski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michael Jeffrey Wleklinski and that he is authorized by Michael Jeffrey Wleklinski to execute this instrument on their behalf

Witness my hand, at office, this 1st day of June, 2023

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024