Karen Johnson Davidson County
Batch# 1039974 DEEDWARR
08/18/2023 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,158.95
20230818-0064639

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-KW-23-0932

**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) |
|---|---|---|
| **Pawel Ciecholewski** | Paul Ciecholewski | |
| (NAME) **932 Glenridge Ln** | (NAME) 5913 Deal Ave, # B | **142-13-0B-122.00** |
| (ADDRESS) **Nashville, TN 37221-5332** | (ADDRESS) Nashville, TN 37209 | |
| (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, **CHRISTOPHER NICHOLS AND STEPHANIE W. NICHOLS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAWEL CIECHOLEWSKI, A MARRIED MAN,** 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 122 on the Plan of First Revision, Riverside, Phase 3, as of record as Instrument Number 20010404-0032691, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher Nichols and Stephanie W. Nichols, husband and wife by Warranty Deed from Deborah F. Durrett and Myra F. Moreland, both individually and as Co-Executices of the Estate of Doris G. Friedell of record in Instrument No. 20140515-0041569 Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 15, 2014.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Final Plat First Revision, Riverside, Phase 3 of record as Instrument Number 20010404-0032691, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Resubdivision of Lots 114 through130 & 131A, Riverside, Phase 3 of record as Instrument Number 20040108-0003094, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Phase 1 and Boundary Plat of record in Plat Book 6900, Page 490, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619, amended in Book 7405, Page 780, Book 8104, Page 211, Book 11063, Page 996, Book 8136, Page 79, and Instrument No. 20040419-0044162 continued in Instrument No. 20091124 0108147 amended in Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee.
- Charter of Riverside Homeowners Association, Inc., of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.
- Easements for water lines of record in Book 6970, Page 275 and 281, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 6970, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 7103, Page 48, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer Line of record in Book 7803, Page 642, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro Government of record in Book 6972, Page 45, in the Register's Office for Davidson County, Tennessee.
- Permanent Drainage Easement of record in Book 7574, Page 645, in the Register's Office for Davidson County, Tennessee.

- Sewer Line Easement of record in Book 7489, Page 638, in the Register's Office for Davidson County, Tennessee.
- Agreement concerning road and right-of-way of record in Book 7400, Page 645, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **932 Glenridge Ln, Nashville, Tennessee 37221-5332**.

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.

Witness my/our hand(s) this the 16th DAY OF AUGUST, 2023.

Christopher Nichols by Margaret Means, Attorney in Fact

Stephanie Nichols by Margaret Means, Attorney in Fact

Attorney in Fact

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, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER NICHOLS AND STEPHANIE W. NICHOLS, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER NICHOLS AND STEPHANIE W. NICHOLS.

Witness my hand and official seal, this the 16th of August, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 **8/16/2023** (date of document).

Affiant Signature

**8/16/2023**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

