This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4770-TM

Karen Johnson Davidson County
Batch# 1215348 DEEDWARR
12/12/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20241212-0096344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Nicholas T. Jordan
Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Subscribed and sworn to before me, this the 11th day of December, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Jordan 3311 Harpeth Springs Drive Nashville, TN 37221	NBKC Bank 8320 Ward Parkway Kansas City, MO 64114	141 06 0D 094.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ashley Kriz, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Nicholas Jordan, and Merce des Vargas Perez, husband and wife,** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 94 on the Plan of RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. (Said Instrument number was stated erroneously in the prior deed. See Scrivener's Affidavit of record in Instrument No. 20230524-0039031.)

Being the same property conveyed to Ashley Kriz, a single woman, by Warranty Deed from Hanna L. Grimes, formerly known as Hanna L. Bacon, married, of record in Instrument No. 20230602-0041711, in the Register's Office of Davidson County, Tennessee, dated May 26, 2023, and recorded on June 02, 2023.

This is improved property located at: **3311 Harpeth Springs Drive, Nashville, TN 37221**.

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 9th day of December, 2024.

GRANTOR:

Ashley Kriz

☑ Physical Presence
☐ Online Notarization

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley Kriz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of December, 2024.

Notary Public IVAN STOYANOV TERZISKI
My Commission expires: 05-20-2025

Ivan Stoyanov Terziski
Notary Public
State of Florida
Comm# HH131722
Expires 5/20/2025

True Copy Certification

I, **Pam Autry,** 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 this the 9 day of December, 2024.

Affiant Signature

Date 12/11/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

