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

CRT File No. 250149820

Karen Johnson Davidson County
Batch # 1238080 DEEDWARR
02/18/2025 12 31 08 PM 2 pgs
Fees $13 00 Taxes $2,068 30

20250218-0011787

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

The actual consideration or value, whichever is greater, for this transfer is $559,000 00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2025

Notary Public
My Commission Expires

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Serena Macy Rickman and Alan Bradley Rickman 1012 Nunnery Lane Nashville TN 37221	New Owner	Tax Parcel ID No 141 05 0A 032 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, **Justin Tays and Rebecca Lee Tays, husband and wife, and Dwight Tays, Married, as Tenants with Rights of Survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Serena Macy Rickman and Alan Bradley Rickman, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of AVONDALE PARK, PHASE 1, SECTION 1A, "CLUSTER LOT SUBDIVISION" of record in Plat at Instrument No 20080226-0018937, 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 Justin Tays and Rebecca Lee Tays, Husband and Wife and Dwight Tays, Married as Tenants with Rights of Survivorship, by Warranty Deed from Samuel T Parnell and Rachel L Parnell, Husband and Wife, of record in Instrument No 20200608-0058623, in the Register's Office of Davidson County, Tennessee, dated May 29, 2020, and recorded on June 08, 2020. Said property has never been the marital residence of Dwight Tays

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 2025 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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK, PHASE 1, SECTION 1A, "CLUSTER LOT SUBDIVISION", as recorded in Instrument No 20080226-0018937

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452 as amended in Instrument No 20090331-0028791, Instrument No 20101223-0102254 and Instrument No 20190313-0023161

Easement for Water Line, recorded in Instrument No. 20080818-0084836

Resolution Regarding Abandonment of Easement Rights, recorded in Instrument No 20080826-0087638.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20060512-0055867.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20071002-0117293.

Charter for Avondale Park Owners' Association, Inc recorded as Instrument No. 20081203-0117350

Common Open Space Deed recorded as Instrument No 20170130-0009317

A portion of the over all Property is within the 100-year flood plain as shown on the overall boundary layout of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

Title to that portion of the Property embraced within the high and low watermarks of the Big Harpeth River

Riparian rights claimed or asserted by surrounding land owners and the State of Tennessee

This is improved property located at 1012 Nunnery Lane Nashville TN 37221

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 14th day of February, 2025

Justin Tays

Rebecca Lee Tays

Dwight Tays

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Tays and Rebecca Lee Tays, and Dwight Tays, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of February, 2025

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028