Prepared by
Record and Return To
Chapman and Rosenthal Title, 10 Burton Hills Blvd , Suite 130, Nashville, TN 37215

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

CRT File No. 250350366

Karen Johnson
Batch # 1262315
04/21/2025 10 44 29 AM
Fees $13 00 Taxes $2,701 00
20250421-0029982
Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $730,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2025.

Notary Public
My Commission Expires: MARCH 09, 2027

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Biegalski and Abigail Biegalski 910 54th Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091 07 3C 002.00

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, **Richard L. Rieck and Abigail M. Palmquist n/k/a Abigail P. Rieck, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Biegalski and Abigail Biegalski, husband and wife**, ("Grantees"), its successors, 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. B of Homes at 5311 Michigan Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 5311 Michigan Avenue, a Horizontal Property Regime, of record in Instrument Number 20160127-0007736, in the Register's office for 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 Richard L. Rieck and Abigail M. Palmquist, both unmarried as joint tenants with rights of survivorship, by Warranty Deed from Stephen S. Morris, of record in Instrument No. 20181005-0098955, in the Register's Office of Davidson County, Tennessee, dated October 03, 2018 and recorded on October 05, 2018.

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.

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 Plan No. 1 of West Nashville, as recorded in Plat Book 57, Page(s) 74 and 75.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160127-0007736.

This is improved property located at 910 54th Avenue North Nashville TN 37209

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 15th day of April, 2025.

Richard L. Rieck

Abigail P. Rieck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard L. Rieck and Abigail P. Rieck, 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 15th day of April, 2025.

Notary Public
My Commission Expires:

