WARRANTY DEED

Karen Johnson
Batch # 1270439
05/08/2025 10 48 51 AM
Fees $13 00 Taxes $2,774 63

Davidson County
DEEDWARR
2 pgs

20250508-0036067

(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900 00

Karisa Locke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2025

Notary Public
MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RMY-25-1302

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Karisa Locke	PRIMIS MORTGAGE CO.	
(NAME)	(NAME)	
1302 Shelby Avenue	5535 CURRITUCK DR. #120	**083 13 0 265.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	WILMINGTON, NC 28403	
(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,

PETER NICHOLAS FIEK, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KARISA LOCKE, A SINGLE WOMAN,

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 No 82 on the Plan of PAYNE BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE of record in Plat Book 57, Page 70, 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 Peter Nicholas Fiek, a single man, by Warranty Deed from William D Miller and Jane H Miller, Husband and Wife, of record in Instrument No 20180629-0063424, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on June 29, 2018

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Plat of PAYNE BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 70
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No 20130313-0024882
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **1302 Shelby Avenue, Nashville, TN 37206**

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 6th day of May, 2025

Peter Nicholas Fiek

Casey Fiek

***CASEY FIEK**, spouse of **PETER NICHOLAS FIEK**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **CASEY FIEK** may have in the above-described real property*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2025, before me personally appeared Peter Nicholas Fiek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of May, 2025

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2025, before me personally appeared Casey Fiek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 6th day of May, 2025

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028