WARRANTY DEED

Karen Johnson Davidson County
Batch# 1281728 DEEDWARR
06/05/2025 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20250605-0044306

File #25-TC-2125-C

(SEAL)

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/26/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Kirsten Vorder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2025.

Bria Sawyers
Notary Public
MY COMMISSION EXPIRES: 3/26/2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melinda Belyea	New owner	
(NAME)	(NAME)	**034 03 0 076.00**
2125 East Hill Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,

PATRICK NIETZER AND SAMANTHA BUZEK, HUSBAND AND WIFE,

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

MELINDA BELYEA,

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. 175, SECTION 5, SHEPHERD HILLS, of record in Plat Book 2854, Page 119, Register's Office for Davidson County, Tennessee, to which reference hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Patrick Nietzer and Samantha Buzek, a married couple, by Warranty Deed from Brandon Adams, Trustee of The 2125 E Hill Dr Trust, of record in Instrument No. 20230420-0029198, in the Register's Office of Davidson County, Tennessee, dated April 18, 2023 and recorded on April 20, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHEPHERD HILLS SECTION NO. 5, as recorded in Plat Book 2854, Page(s) 119.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3129, Page 401.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ ***unimproved*** __X__ ***improved*** *property known as:* 2125 East Hill Drive, Madison, TN 37115.

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 23rd day of May, 2025.

Patrick Nietzer

Samantha Buzek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2025, before me personally appeared Patrick Nietzer, 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 23rd day of May, 2025.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2025, before me personally appeared Samantha Buzek, 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 23rd day of May, 2025.

Notary Signature
My commission expires:



WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24229-DS

I, Kirsten Virden, 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 6/4/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/4/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of June, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

