Karen Johnson Davidson County
Batch # 1283911 DEEDWARR
06/10/2025 03:19:04 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20250610-0045703

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenfield Avenue Trust dated May 20, 2025	Old National Bank (NAME)	
1320 Greenfield Avenue (ADDRESS)	One Main St. (ADDRESS)	072-03-0-334.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Evansville, IN 47708 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ricky J. Colomitz, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Greenfield Avenue Trust dated May 20, 2025, hereinafter called the Grantees, their heirs 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. 9 on the Plan of A Part of Mora Sharpe Lands of record in Plat Book 547, Page 114, 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 Kelly Liken and Ricky J. Colomitz, wife and husband by Warranty Deed from Evan J. Sieling, unmarried of record in Instrument No. 20210727-0100378 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on July 27, 2021.

Being the same property conveyed to Ricky J. Colomitz by Quitclaim Deed from Kelly Liken of record in Instrument No. 20250429-0032967 Register's Office for Davidson County, Tennessee, dated April 29, 2025 and recorded on April 29, 2025.

The said Kelly Liken and Ricky J. Colomitz having since been divorced in the General Sessions Court for Wilson County, Tennessee at Lebanon, Division III, Case No. 95GS3-2023-DC-53.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1320 Greenfield Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 3rd day of June, 2025.

WARRANTY DEED
(Continued)

Ricky J. Colomitz

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky J. Colomitz, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of June, 2025.

Notary Public

My Commission Expires: 7/26/2028

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-CB-25-1320