Prepared by:
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Karen Johnson Davidson County
Batch # 1321698 DEEDWARR
09/15/2025 09:31:18 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20250915-0073243

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me this 11th day of September, 2025.

Notary Public
My commission expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nice Real Estate, LLC 15325 NW Central Dr. Ste 210 Portland, OR 97229	Same	119-14-0A-007-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Tiffany Sanders Richmond, married,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Nice Real Estate, LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 7 on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit 'C' of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Norma F. Sanders by deed from Lacy H. Minton of record in Instrument No. 20020523-0063101 Register's Office for Davidson County, Tennessee. Norma F. Sanders died intestate on December 1, 2024 and her sole heir is Tiffany Sanders Richmond as evidence by Affidavit of Heirship of record in Instrument No. 20250905-0070926, Register's Office for Davidson County, Tennessee. Estate Administration having been opened in Davidson County, Tennessee File No. 25P108.

By her signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Kingswood Condominiums of record in Book 5200 Page 520 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2929 Selena Drive, A-7, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of September, 2025.

Tiffany Sanders Richmond

Tiffany Sanders Richmond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of September, 2025, before me personally appeared Tiffany Sanders Richmond, 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 11th day of September, 2025.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/7/27