Karen Johnson Davidson County
Batch# 1324130 DEEDWARR
09/18/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20250918-0074779

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Stephanie Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2028

Y-C-25-6112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neil Payne Rick	**Same as New Owner**	
(NAME)	(NAME)	
6112 Frontier Ct		**172-05-0-019.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RICHARD LEE AND DENISE A. CVETKOVICH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEIL PAYNE RICK, UNMARRIED**, 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. 55 on the Plan of The Highlands, Section Three of record in Plat Book 5050, Page 14, 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 Richard Lee and Denise A. Cvetkovich, husband and wife by Warranty Deed from William Thomas Anderson, Jr. and Alexandria Anderson, husband and wife of record in Instrument No. 20210310-0031715 Register's Office for Davidson County, Tennessee, dated March 05, 2021 and recorded on March 10, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 14, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5104, Page 410, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water and sewage of record in Book 5132, Page 418, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6112 Frontier Ct, Nashville, Tennessee 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; 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 18th DAY OF SEPTEMBER, 2025.

Richard Lee

DENISE A. CVETKOVICH By [signature], ATTORNEY IN FACT
Denise A. Cvetkovich by Richard Lee, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of September, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

BRANYAN HILL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES ON MARCH 16, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD LEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DENISE A. CVETKOVICH, and who acknowledged he/she/they executed the same as the free act and deed of the said DENISE A. CVETKOVICH.

Witness my hand and official seal, this the 18th of September, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

BRANYAN HILL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES ON MARCH 16, 2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 September 18, 2025.

Date

Stephanie Woodall

Affiant Signature

September 18, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2025.

Notary's Signature

My Commission Expires: 7-6-26

Date

Notary's Seal (if on paper)