398

Karen Johnson
Batch # 1333175
10/10/2025 01 24 46 PM
Fees $13 00 Taxes $1,979 50

Davidson County
DEEDWARR
2 pgs

20251010-0081217

This instrument prepared by
Momentum Title, LLC
2421 Highway 41 A Bypass, Suite #100
Clarksville, TN 37043
File Number: 10-7083-TM

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000 00

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2025.

Notary Public
My Commission Expires: 7/3/2028

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Owen M Riegling and Olivia Shedden 212 Asher Court Nashville, TN 37207	New Owner	032 16 0B 082 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Travis Kizer, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Owen M. Riegling and Olivia Shedden, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 82, on the Plan of HERITAGE CREEK, PHASE 1B, as shown by plat of record in Instrument No 20220512-0055047, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Travis Kizer, an unmarried man, by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation, of record in Instrument No 20230828-0067053, in the Register's Office of Davidson County, Tennessee, dated August 25, 2023 and recorded on August 28, 2023

Ciara Kizer joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise

This is improved property located at: **212 Asher Court, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2025.

GRANTOR.

Travis Kizer

Travis Kizer

Ciara Kizer

Ciara Kizer

STATE OF TEXAS
COUNTY OF ~~COMAL~~ Bexar

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Travis Kizer and Ciara Kizer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 7th day of October, 2025

DW

Notary Public
My Commission expires 12.7.28

DAVID WALLACE
Notary ID #132811992
My Commission Expires
December 7, 2028