Karen Johnson Davidson County
Batch# 1335496 DEEDWARR
10/17/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $4,208.75
20251017-0083064

WARRANTY DEED

File No.: 2025-0527

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,137,500.00.

Affiant

Subscribed and sworn to before me on October 16, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/15/27

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Joseph A. Nencheck and Debra M. Nencheck, Trustees 8400 East Dixileta Drive Scottsdale, AZ 85266	New Owner	104-02-2A-101.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRIAN K. BABIAK AND JANICE M. BABIAK, CO-TRUSTEES OF THE BEYOND THE VILLE TRUST DATED NOVEMBER 18, 2020**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOSEPH A. NENCHECK AND DEBRA M. NENCHECK, TRUSTEES OF NENCHECK TRUST DECLARATION DATED FEBRUARY 13, 2023**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 101, as established by the Master Deed of The Poston At The Park Condominiums of record in Instrument No. 20151209-0124008, Amendment to Master Deed of record in Instrument No. 20151215-0126061, and Second Amendment to Master Deed of record in Instrument No. 20170330-0031250 and Third Amendment to Master Deed of record in Instrument No. 20190531-0051836, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements designated as Limited Common Elements including certain parking space numbers 101A and 101B on P-2 Lower Level Garage as set forth in said Master Deed.

Being the same property conveyed to BRIAN K. BABIAK AND JANICE M. BABIAK, CO-TRUSTEES OF THE BEYOND THE VILLE TRUST DATED NOVEMBER 18, 2020, by Warranty Deed from CLAUD A. HAWS AND CATHY HAWS, HUSBAND AND WIFE, recorded August 19, 2025, of record in Instrument No. 20250819-0066240, Register's Office for Davidson County, Tennessee.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3000 Poston Avenue, Unit 101, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on October 15, 2025.

Grantor:

The Beyond the Ville Trust dated November 18, 2020

By: _____
Name: Brian K. Babiak
Title: Co-Trustee

By: _____
Name: Janice M. Babiak
Title: Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Brian K. Babiak and Janice M. Babiak, Co-Trustees of The Beyond the Ville Trust dated November 18, 2020, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2025.

_____
Notary Public

My Commission expires: My commission expires May 30, 2029

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/15/25.

Affiant Signature – Joshua A. Terry

10/17/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/17/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27