This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7027-MC

Karen Johnson Davidson County
Batch# 1336408 DEEDWARR
10/21/2025 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20251021-0083874

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2025.

Notary Public
My Commission Expires: _____

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dina Meyer 2152 Timberwood Drive Nashville, TN 37215	NEW OWNER	144 10 0 050.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Rodney E. Rishel, Jr. and Melanie Rishel, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Dina Meyer, an unmarried woman,** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 68, CHICKERING VALLEY, as shown on plat of record in Plat Book 2331, Page 121-123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rodney E. Rishel, Jr., and Melanie Rishel, husband and wife, by Warranty Deed from George Marinelli, Jr, and Kathleen Jo Marinelli, husband and wife, of record in Instrument No. 20191009-0103292, in the Register's Office of Davidson County, Tennessee, dated on October 08, 2019 and recorded on October 09, 2019.

This is ☒ improved or ☐ unimproved property located at: **2152 Timberwood Drive, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee 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 20th day of October, 2025.

GRANTOR:

Rodney E. Rishel, Jr.

Melanie Rishel

STATE OF Texas
COUNTY OF Smith

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Rodney E. Rishel, Jr. and Melanie Rishel**, the within named bargainor(s), 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 20th day of October, 2025.

Notary Public
My Commission expires: 3-8-2029

SHAWN C HAMPTON
MY COMMISSION EXPIRES
March 8, 2029
NOTARY ID: 128544388

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 10.20.25 (date of document).

Affiant Signature

10.21.25

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of October, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

