WARRANTY DEED

Karen Johnson Davidson County
Batch# 1337258 DEEDWARR
10/22/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,892.40
20251022-0084238

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,052,000.00

Edward H. Kriel Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS: Edward H. Kriel Jr. and Marilee J. Kriel	SEND TAX BILLS TO: new owners	MAP-PARCEL NUMBERS
(NAME) 433 Prestwick Ct	(NAME)	104 [illegible]
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **William J. Tichi and Cecelia H. Tichi, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward H. Kriel Jr. and Marilee J. Kriel**, husband and wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 1st Civil District, 25th Councilmanic of Metropolitan Nashville Davidson County, Tennessee, namely being Lot No. 29, Whitworth, Phase 3, Section 2, (Prestwick Place), of record in Plat Book 7900, Page 869, amended in Book 7900, Page 969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Tichi and wife, Cecelia H. Tichi, by virtue of that certain Warranty Deed dated October 31, 2011, and being of record at Instrument No. 20111103.-0085628 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 433 Prestwick Ct. Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 my hand this 22nd day of October, 2025.

William J. Tichi

Cecelia H. Tichi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **William J. Tichi and Cecelia H. Tichi,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of October, 2025.

Notary Public

My Commission Expires: 3-6-29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 this 22 day of October, 2025.

Affiant Signature

10/22/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of October, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY