THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1338739 DEEDWARR
10/27/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $16,280.00
20251027-0085240

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Daniel J. Toomey and Anne H. Toomey 1718 Otter Creek Rd. Nashville, TN 37215	same as new owner	144-16-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL A. RICCIARDELLI AND WIFE, NANCY C. RICCIARDELLI,** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **DANIEL J. TOOMEY AND ANNE H. TOOMEY, TRUSTEES OF THE ABH&K TRUST, U/A/D JUNE 24, 2024** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 301, as shown on the map entitled Plan of Otter Creek Hills, Section Three, of record in Book 3106, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL A. RICCIARDELLI AND WIFE, NANCY C. RICCIARDELLI, by deed from DENNIS J. MATKOSKY AND WIFE, LESLIE H. MATKOSKY, of record as Instrument No. 20110802-0059134, dated August 1, 2011, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 1718 Otter Creek Rd., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 24th day of October, 2025.

MICHAEL A. RICCIARDELLI

NANCY C. RICCIARDELLI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **MICHAEL A. RICCIARDELLI AND NANCY C. RICCIARDELLI,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 24th day of October, 2025.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$4,400,000.00.**

Sworn to and subscribed before me this 24th day of October, 2025.

Notary Public

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/6/29

Tennessee Certification of Electronic Document

I, Paul Soper, 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 10/24/25 (date of document).

Affiant Signature

10/24/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

