WARRANTY DEED

Karen Johnson Davidson County
Batch# 1339155 DEEDWARR
10/28/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20251028-0085876

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2025.

_____
Notary Public

MY COMMISSION EXPIRES: 1-01-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Harrison Niego and Kenna Lovelace Niego	Morgan Stanley Private Bank, National Association	091 06 0 394.00
(NAME)	(NAME)	
5604 A Tennessee Ave	4270 Ivy Pointe Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Cincinatti, OH 45245	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ridgemont Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Harrison Niego and Kenna Lovelace Niego, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1509 of Block 13, PLAN NO 2 OF WEST NASHVILLE of record in Plat Book 57, Page 172, , Register's Office for Davidson County, Tennessee, to which reference to which is hereby made for a more complete description of said property.

Being part of the same property conveyed to Ridgemont Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Kevin Dattilo, of record in Instrument No. 20250116-0003768, in the Register's Office of Davidson County, Tennessee, dated January 16, 2025 and recorded on January 16, 2025.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO 2 OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 172, Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20250128-0006370, Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill recorded October 7, 2025 in Instrument No. 20251007-0080065.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5604 A Tennessee Ave, Nashville, TN 37209
(House No.) (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 successors 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.

Effective the 28th day of October, 2025.

Ridgemont Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Kevin Dattilo, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Dattilo with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Ridgemont Homes, LLC, a Tennessee limited liability company and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Sole Member.

Witness my hand and seal, at office, this 28th day of October, 2025.

_____
Notary Public

My Commission Expires: 1-21-26

WILLIAMSON COUNTY
KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 28th day of October, 2025.

K. Thomas Sidwell
Date: 10/28/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28 day of October, 2025.

Notary Public
My Commission Expires: 1-21-26

