Karen Johnson Davidson County
Batch# 1421117 DEEDWARR
05/15/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260515-0043909

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/19/28
(AFFIX SEAL)

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH26-11194

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scott Trichel 2310 Elliott Avenue Apt 214 Nashville, TN 37204	New Owner	105-14-0C-214.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nichole Diruhi Fedorchek, Trustee of the Fedorchek Family Living Trust, U/A dated November 10, 2018**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin Scott Trichel, Trustee of the Trichel Family Trust dated May 21, 2024,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 214 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument. No. 200709170110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, also set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" of the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Nicole Diruhi Fedorchek, Trustee of the Fedorchek Family Living Trust, U/A dated November 10, 2018 by Warranty Deed from Brian Duke Bevans, Trustee of the Brian Duke Bevans Revocable Living Trust, dated April 14, 2011 of record in Instrument No. 20220406-0040098 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 06, 2022 and Warranty Deed of Correction recorded in Instrument No. 20220510-0053489 on May 10, 2022 and Scrivener's Affidavit Recorded in Instrument No. 20240301-0014312 on March 01, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2310 Elliott Avenue Apt 214, Nashville, TN 37204**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of May, 2026

Nicole Diruhi Fedorchek, Trustee of the Fedorchek Family Living Trust, U/A dated November 10, 2018

STATE OF TENNESSEE

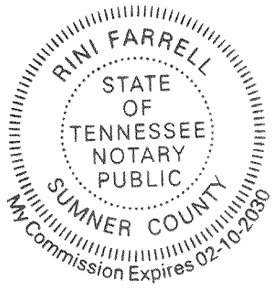
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicole Diruhi Fedorchek, Trustee of the Fedorchek Family Living Trust, U/A dated November 10, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, TN, this 7th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 02/10/2030



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 5/7/2026 (date of document).

Affiant Signature

5/7/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 7th day of May, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29