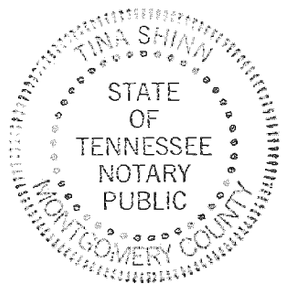
Karen Johnson Davidson County
Batch# 1478840 DEEDWARR
09/30/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20260930-0090208

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $780,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2026.

Notary Public

My commission expires: 9/15/27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Todd Neubauer	New Owner	092-11-0F-001-00
611 21st Avenue North		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHEL KERDILES AND NATHALIE KERDILES, CO-EXECUTORS OF THE ESTATE OF NICOLAS H. KERDILES**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD NEUBAUER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 Unit A on the Plan of 611 21st Avenue North Units, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 611 21st Avenue North Units, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20200721-0079870 and amended in Instrument Number 20201002-0114041, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicolas Henry Kerdiles, Unmarried by Warranty Deed from 21st Ave N Development LLC of record in Instrument No. 20211203-0160659 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 03, 2021 and Scriveners Affidavit recorded in Instrument No. 20220202-0012218. Said Nicolas Henry Kerdiles died on or about September 23, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 611 21st Avenue North, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of September, 2026.

Estate of Nicolas H. Kerdiles

By:_____
Michel Kerdiles, Co-Executor

By:_____
Nathalie Kerdiles, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michel Kerdiles, Co-Executor and Nathalie Kerdiles, Co-Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Executors of the Estate of Nicolas H. Kerdiles, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2026.

_____
Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Certificate of Authenticity

I, Joshua A. Terry, 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 9/25/26.

Affiant Signature – Joshua A. Terry

9/28/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/28/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27