Karen Johnson Davidson County
Batch# 647000 DEEDWARR
06/01/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20210601-0072998

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

G-VRES-21-749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Kirsten Vrder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2021.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean Kenzel	New Owner	
(NAME)	(NAME)	**095-02-0C-020.00-CO**
749 Mill Creek Meadow Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIVERWALK AT MILL CREEK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN KENZEL, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 20, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Exhibit "D", as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180307-0021557, as amended in Instrument No. 20180404-0031782, 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 a portion of the same property conveyed to Riverwalk at Mill Creek Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Riverwalk Land Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180306-0021210 Register's Office for Davidson County, Tennessee, dated March 06, 2016 and recorded on March 06, 2016 and Scriveners Affidavit recorded on March 07, 2018, Instrument No: 20180307-0021681.
Being a portion of the same property conveyed to Riverwalk Land Nashville, LLC, a Tennessee limited liability company by Quitclaim deed from Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust of record in Instrument No. 20180302-0019987 Register's Office for Davidson County, Tennessee, dated March 2, 2018 and recorded on March 2, 2018.
Being a portion of the same property conveyed to Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust by Quitclaim deed from Brett Alan Wesnofske, a married man of record in Instrument No. 20180301-0019585 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 01, 2018.
Being a portion of the same property conveyed to Brett Alan Wesnofske, married, by Warranty Deed from Jan, Lea Todd, Executor under the Last Will and Testament of Thomas W. Beasley, recorded in Instrument No. 20111123-0091707, dated November 21, 2011 and recorded November 23, 2011, Register's Office Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180306-0021073, as amended in Instrument No. 20180404-0031783 and Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, Register's Office for Davidson County, Tennessee.
• Charter for Riverwalk at Mill Creek Homes Association, Inc. of record in Instrument Number 20180308-0021802, in the Register's Office for Davidson County, Tennessee.
• Restriction for Stormwater Facilities and Systems of record in Instrument Number 20120823-0075988, in the Register's Office for Davidson County, Tennessee.
• Charter for Rivewalk at Mill Creek Owners Association, Inc. of record in Instrument Number 20180308-0021803, in the Register's Office for Davidson County, Tennessee.

- Easement to Comcast Cable Communications Management, LLC of record in Instrument Number 20190123-0006609, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 4940, Page 751, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **749 Mill Creek Meadow Drive, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF MAY, 2021.

Riverwalk at Mill Creek Homes, LLC

BY: Megan Paulus
Megan Paulus
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAULUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RIVERWALK AT MILL CREEK HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of May, 2021.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM