Karen Johnson Davidson County
Batch# 718256 DEEDWARR
09/16/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20210916-0124705

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025

(AFFIX SEAL)

JASMIN HOWSE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES

G-SB-VRES-21-757

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)
Timothy Lyle Wilson and Lindze Kayley Wilson	New Owner(s)	
(NAME)	(NAME)	**095-02-0C-024.00-CO**
757 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 **TIMOTHY LYLE WILSON AND LINDZE KAYLEY WILSON, HUSBAND AND WIFE,** 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 24, 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 part 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 Riverwalk Land Trust, by Quitclaim Deed from Constance M. Wesnofske, as Trustee of the Brett Alan Wesnofske Riverwalk Land Trust, recorded in Instrument No. 20180306-0021210, dated March 1, 2018 and recorded March 1, 2018, Register's Office Davidson County, Tennessee.
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. 2011123-0091707, 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: **757 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 10th DAY OF SEPTEMBER, 2021.

Riverwalk at Mill Creek Homes, LLC, a Tennessee Limited Liability Company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 10th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/15/2021 (date ~~of document~~).

Affiant Signature

09/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025