THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239635** Karen Johnson Davidson County Batch# 821206 DEEDWARR 03/14/2022 08:49:30 AM 3 pgs Fees: $18.00 Taxes: $1,073.00 20220314-0029139	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2022. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: Evan Radtke 474 Radnor Street Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163 07 0A 140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Asher Benedict, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Radtke, a married man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 140 on the Final Plat, Resubdivision of Lots 12-16, 32-36, & 140-144 on the Final Plat Ridgeview UDO Phase One, as of record in Instrument No. 20160108-0002176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Asher Benedict, a single person, by Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170316-0025549, in the Register's Office of Davidson County, Tennessee, dated March 10, 2017, and recorded on March 16, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Ashley F. Kim joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 12-16, 32-36, & 140-144 on the Final Plat Ridgeview UDO Phase One, as recorded in Plat Instrument No.20160108-0002176;

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080512-0048644; as supplementary in Instrument No. 20120619-0053771; as amended in Instrument No. 20140825-0077255 and Instrument No. 20190315-0023984.

Covenants, Conditions and Restrictions as set forth in Reciprocal Easement Agreement With Covenants and Restrictions recorded in Instrument No. 20081203-0117279.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6764, Page 706; Book 6803, Page 705 and Book 8757, Page 832.

Easement for Construction of Sanitary Sewer Across, recorded in Book 8526, Page 362. Easement recorded in Book 10202, Page 863.

Easement for Installation and Services and Broadband Communication, recorded in Instrument No. 20090316-0023090.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060809-0097641.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081120-0114320; Instrument No. 20081120-0114360 and Instrument No. 20090922-0088019.

This is improved property located at 1827 Wild Oaks Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2022.

Asher Benedict

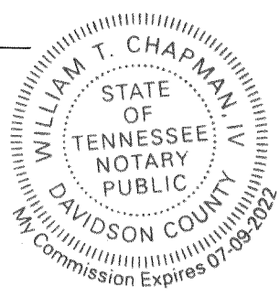
Ashley F. Kim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Asher Benedict and Ashley F. Kim, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2022.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Kaz Arbogast,** 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 this the 4th day of March, 2022.

Affiant Signature
Date 03/04/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

