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Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 860503 **DEEDWARR**
05/23/2022 10:14:22 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220523-0059399

File #22-KA-0715-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

M. Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Weston Paul Keen	**New Owner**	
(NAME)	(NAME)	**095-02-0C-005.00-CO**
715 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, **BENJAMIN J. SACHS AND ALEXANDRA SACHS, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESTON PAUL KEEN, 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 5, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, 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 No. 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 the same property conveyed to Benjamin J. Sachs and Alexandra N. Schraer, as tenants in common with the right of survivorship by Warranty deed from Riverwalk at Mill Creek Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190905-0089583 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 05, 2019.

The said Alexandra N. Schraer having since married and is now known as Alexandra Sachs.

The execution of this instrument is affected by the signature of KAZ ARBOGAST as Attorney-in-Fact for the said Benjamin J. Sachs and Alexandra Sachs, which Powers of Attorney are recorded in Instrument Number 20220523-0059398, and in Instrument Number 20220523-0059397, said Register's Office.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* 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.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **715 Mill Creek Meadow Drive, Nashville, TN 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 20th day of May, 2022.

Benjamin J. Sachs by Kz as Attorney in Fact
Benjamin J. Sachs by Kaz Arbogast, Attorney-In-Fact

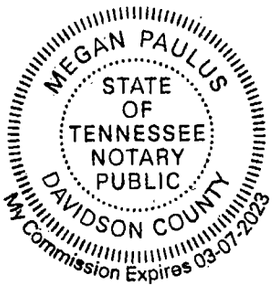
Alexandra Sachs by Kz as Attorney in Fact
Alexandra Sachs by Kaz Arbogast, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of, and who further acknowledged that he/she is the Attorney-in-Fact for, Benjamin J. Sachs and Alexandra Sachs, and who acknowledged he/she/they is authorized by Benjamin J. Sachs and Alexandra Sachs to execute the same on their behalf.

Witness my hand, at office, this 20th day of May, 2022.

Megan Paulus
Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204