Karen Johnson Davidson County
Batch# 880392 DEEDWARR
06/29/2022 09:44:33 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20220629-0074907

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$540,000.00**.

Affiant

Subscribed and sworn to before me, this the 24th day ~~of June~~, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires December 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Krystal Romo **Ryan Shrader**	**Bay Equity Home Loans**	**Map 173-09-0-A Parcel 138-00CO**
613 Sitting Mill Court	**2300 Clayton Road #450**	
Nashville, TN 37211	**Concord, CA 94520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christini Carey McMillan fka Christini V. Carey, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Krystal Romo and Ryan Shrader, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 218, as shown on the map entitled Section One, Lenox Village II (formerly Addition to Sugar Valley) RS10 Cluster Lot Subdivision, of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christini V. Carey, a single woman, by deed dated October 2, 2013 from Alicia C. B. Widrig and James L. Widrig, wife and husband, of record in Instrument No. 20131008-0105419, Register's Office for Davidson County, Tennessee. Christini V. Carey has since married and is now known as Christini Carey McMillan.

Adam McMillan, spouse of the above named Christini Carey McMillan, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: 1) All matters shown on the Plan of record in Instrument No. 20030106-0001756, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee. 3) Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee. 4) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825 and Supplemental of record in Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee. 5) Declaration of Covenants, Conditions and Restrictions and Bylaws of Lenox Village, of record in Instrument No. 20020315-0032826 and supplemental of record in Instrument No. 20021226-0158458, and amended in Insturment No. 20220228-0022407, Register's Office for Davidson County, Tennessee. 6) Charter of Lenox Village Neighborhood Homeowners' Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee. 7) All matters shown on the Plan of record in Book 421, Page 146, Register's Office for Davidson County, Tennessee. 8) Easement for the flow of the waters of an unnamed tributary of Mill Creek and the rights of the public therein. 9) Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek, free from diminution or pollution; and, 10) Taxes for the current year which have been prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **613 Sitting Mill Court, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **24th** day of **June, 2022.**

Christini Carey McMillan fka Christini V. Carey

Christini Carey McMillan fka Christini V. Carey

Adam McMillan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christini Carey McMillan fka Christini V. Carey and Adam McMillan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON