WARRANTY DEED

WILLIAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

JM-C-23-934-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES.

Karen Johnson Davidson County
Batch# 998990 **DEEDWARR**
05/03/2023 10 07 13 AM 2 pgs
Fees $13 00 Taxes $925 00

20230503-0032756

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)
Kevin J. O'Brien	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**181-05-0A-303.00-CO**
934 Governors Ct #303	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Chicago, IL 60613**	
(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, **REGINALD L. GREEN, JR, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN J. O'BRIEN, SINGLE,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 303 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Mill Ridge Condominiums, for placement of Units, as shown on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180222-0017118, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Reginald L. Green Jr, an unmarried man by Special Warranty deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20191022-0107942 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on October 22, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180222-0016771, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180222-0017118, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20190123-0006610, in the Register's Office for Davidson County, Tennessee
- Stormwater Facilities and Systems of record in Instrument Number 20180212-0013648, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20061219-0156351 and Book 10419, Page 526, in the Register's Office for Davidson County, Tennessee.
- Stormwater Dentention Agreement of record in Instrument Number 20061219-0156348, in the Register's Office for Davidson County, Tennessee.
- Slope Easement of record in Instrument Number 20171024-0108924, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190606-0054126, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Ridge Master Corporation of record in Instrument Number 20190606-0054214, in the Register's Office for Davidson County, Tennessee.

- Attorney's Certificate of record in Instrument Number 20190726-0073876, in the Register's Office for Davidson County, Tennessee.
- Easement for access to and from Mill Creek of record in Book 2803, Page 42, 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: **934 Governors Ct #303, Antioch, Tennessee 37013**.

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 28th DAY OF APRIL, 2023.

Reginald L. Green, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINALD L. GREEN, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of April, 2023.

Notary Public
My Commission Expires. _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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