Karen Johnson Davidson County
Batch# 1033992 DEEDWARR
08/03/2023 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20230803-0059957

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 10 Burton Hills Blvd, Ste 130 Nashville, TN 37215 CRT File No. 230745187	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,500.00. Carmen Coats Affiant Subscribed and sworn to before me, this 1st day of August, 2023. Brooke Hicks Notary Public My Commission Expires: 5-9-2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alana Mills and Michael S. Mills, and Laura Mills 8511 Burnham Lane J-9 Antioch TN 37013	Legacy Home Loans, LLC d/b/a Steadfast Mortgage 1036 Stearman Dr. Ste. 6 White House, TN 37188	Tax Parcel ID No. 181 02 0A 168.00

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, **Andreas Trawitzki Ritchie and Nicola Kirsten Ritchie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alana Necie Kalei Mills, an unmarried woman and Michael Sean Mills and Laura Feenstra Mills, husband and wife**, ("Grantees"), their 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 Unit No. J-9 of Lenox Creekside, Phase 3 as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Andreas Trawitzki Ritchie and Nicola Kirsten Ritchie, a Married Couple, by Warranty Deed from Joan A. Nixon, a Single Woman, of record in Instrument No. 20200423-0042611, in the Register's Office of Davidson County, Tennessee, dated April 21, 2020 and recorded on April 23, 2020.

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.

Taxes for the year 2023 and thereafter, 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 P.U.D. Boundary Sugar Valley, as recorded in Plat Book 9700, Page 374.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Creekside Phase I Condominium of record in Instrument No. 20060306-0025686, as amended by instrument(s) of record in Instrument Nos. 20060606-0066938, 20070801-0091466 and 20080808-0081967; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9487, Page 901; Book 9487, Page 914 and Book 11338, Page 743.

Easement for Right of Way, recorded in Instrument No. 20070503-0053020.

Easement recorded in Instrument No. 20150126-0007087.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060809-0097652 and 20060206-0014635.

This is improved property located at 8511 Burnham Lane J-9 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 1st day of August, 2023.

Andreas Trawitzki Ritchie

Nicola Kirsten Ritchie by
Nicola Kirsten Ritchie by Andreas Trawitzki Ritchie as 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, aforesaid, Andreas Trawitzki Ritchie, 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 1st day of August, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andreas Trawitzki Ritchie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Nicola Kirsten Ritchie and that he is authorized by Nicola Kirsten Ritchie to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of August, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2026

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 August 2, 2023 (date of document).

Affiant Signature

August 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023