Karen Johnson Davidson County
Batch# 1043761 DEEDWARR
08/29/2023 12:01:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20230829-0067642

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37823-08-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2023. Notary Public My Commission Expires: 10/28/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Craig Milner 713 Fox Ridge Drive Brentwood, TN 37027	**Send Tax Bills To:** Craig Milner 101 Allenhurst Circle Franklin TN 37067	**Tax Information:** Map and Parcel No.: 160140C01300CO

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, **Jack Norman Tutterrow, Co-Trustee of the Tutterrow Family Trust dated February 26, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig Milner, single** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 713 Fox Ridge Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25 day of August, 2023.

Jack Norman Tutterrow Co-Trustee of the Tutterrow Family Trust dated February 26, 2015

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack Norman Tutterrow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of the Tutterrow Family Trust dated February 26, 2015, and as such Co-Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of August, 2023.

Connie Scott
Notary Public

My Commission Expires: 9-6-2025

<<INSERT NOTARY SEAL>>>

CONNIE SCOTT
My Notary ID # 5697454
Expires September 6, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 713 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Victoria B. Tutterow by deed dated July 15, 2004 from Lexie H. Hagan, Executrix of the Estate of Robbie Fain Doud, deceased, and Kathryn Anne Rosalik, devisee under the Last Will and Testament of Robbie Fain Doud, deceased, of record in Instrument No. 20040728-0089953, Register's Office for Davidson County, Tennessee. By Deed dated April 30, 2015 of record in Instrument No. 20150526-0048183, Register's Office for Davidson County, Tennessee, Jack Norman Tutterrow (aka Jack N. Tutterrow) and Victoria Jane Brinkley Tutterrow (aka Victoria B. Tutterrow), husband and wife, conveyed subject property to Jack Norman Tutterrow and Victoria Jane Brinkley Tutterrow, Trustees of the Tutterrow Family Trust dated February 26, 2015. The said Victoria Jane Brinkley Tutterrow having since been removed as Co-Trustee by virtue of the Removal of Trustee and Appointment of Replacement Trustee of the Tutterrow Family Trust dated June 16, 2020.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 160140C01300CO.
2. Amendment to By-Laws of Brentwood Trace Condominiums, Section Two, of record in Book 5868, page 70, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brentwood Trace Condominiums, Section Two, of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5210, page 374, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 5861, page 411, Register's Office for Davidson County, Tennessee.
8. Certification of Trust of record in Instrument No. 20150526-0048181, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/28/23 (date of document).

Affiant Signature

8/28/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of August, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY