Karen Johnson Davidson County
Batch# 1099891 DEEDWARR
02/09/2024 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20240209-0009334

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF February, 2024

Notary Public

MY COMMISSION EXPIRES: 1/23/2028

JACKIE RUDOLPH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

This area for recording stamp

(AFFIX SEAL)

MST 2024-0021

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chelsea Lauren Nadal	CMG Mortgage, Inc. dba CMG Home Loans	160-14-0C-013.00
(NAME)	(NAME)	
713 Fox Ridge Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Craig Milner, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chelsea Lauren Nadal, an unmarried woman,** 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 Unit No. 713 on the Plan of Brentwood Trace Condominiums, Section II, of record in Plat Book 5200, Page s 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 Craig Milner, single by Warranty Deed from Jack Norman Tutterrow, Co-Trustee of the Tutterrow Family Trust dated February 26, 2015 of record in Instrument No. 20230829-0067642 Register's Office for Davidson County, Tennessee, dated August 25, 2023 and recorded on August 29, 2023.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien due and payable, but not delinquent. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 376 and 377, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5818, Page 915; Book 5524, Page 415 and Book 5545, Page 510, Register's Office for Davidson County, Tennessee. By-Laws

of record in Book 5524, Page 424; Book 5537, Page 988; Book 5868, Page 70 and Book 5818, Page 925, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metropolitan Government of record in Book 6122, Page 419; Book 6122, Page 421; Book 5878, Page 461 and Book 5878, Page 489, in the Register's Office for Davidson County, Tennessee. Rules and Regulations of record in Book 5818, Page 949, in the Register's Office for Davidson County, Tennessee. Agreements for Dedication of Easement Water Mains and Appurtenances of record in Book 5155, Page 164 and Book 5155, Page 169, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 5861, Page 411, in the Register's Office for Davidson County, Tennessee. Creation of easement with reference to Plat in Book 4460, Page 110 and Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 713 Fox Ridge Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 8th DAY OF February, 2024.

Craig Milner

Craig Milner

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal at office, this 8th day of February, 2024.

Notary Public

My commission expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 February 8, 2024.

Affiant Signature _____

February 8, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of February 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
Williamson County