Karen Johnson Davidson County
Batch# 1147633 DEEDWARR
06/14/2024 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,078.55
20240614-0044820

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON 38232 The actual consideration or value, whichever is greater, for this transfer is $291,500.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2024. Notary Public My commission expires:

JELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mark Richt and Katharyn Richt	**Mark Richt and Katharyn Richt**	**172-12-0D-314.00-CO**
7219 Althorp Way L4	**170 Parkway Drive**	
Nashville, TN 37211	**Athens, GA 30606**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Katie Shoenfeld, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mark Richt and Katharyn Richt, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. L-4 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Katie Shoenfeld, a married woman by Warranty Deed from McGown Family Limited Partnership, a Tennessee limited partnership of record in Instrument No. 20181217-0122535 Register's Office for Davidson County, Tennessee, dated December 13, 2018 and recorded on December 17, 2018. This property is not and never has been the marital residence of husband of grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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This is improved property known as **7219 Althorp Way L4, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of June, 2024.

Katie Shoenfeld

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Katie Shoenfeld, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of June, 2024.

Notary Public
My Commission Expires: 9/14/25

MICHELLE M. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Lenders Title Company File No. 24-001962-525

SP 11/2015

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 6/14/24 (date of document).

Affiant Signature

6/14/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

