Karen Johnson Davidson County
Batch# 1260475 DEEDWARR
04/16/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20250416-0029012

NICOLA ESTELLA BUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Subscribed and sworn to before me, this the 14 day of April, 2025.

Notary Public

My commission expires: August 19, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica Daniela Ricalday Garcia Maria Ricalday		181-05-0-A-111.00cu
934 Governors Court #111	New Owners	
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barbara J. Greenwood, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Daniela Ricalday Garcia, an unmarried woman and Maria Ricalday, an unmarried woman, as tenants in common with right of survivorship

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 111 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, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declarations of Covenants, Conditions and Restrictions. 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 Barbara J. Greenwood by Warranty Deed dated August 29, 2019, from Craighead Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190830-0087669, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "D" to the Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums, a Condominium Development, of record in Instrument No. 20180222-0017118, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein**

2. **Declaration of Covenants, Conditions and Restrictions of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, of record in Instrument No. 20180222-0017118, said Register's Office.**

3. **Bylaws of Mill Ridge Condominiums, a Condominium Development, appended thereto in Instrument No. 20180222-0017118, said Register's Office.**

4. **Charter of Mill Ridge Condominium Owners' Association of record in Instrument No. 20190606-0054126, said Register's Office.**

5. **Declaration of Covenants, Conditions and Restrictions for the Master Regime of Mill Ridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180222-0016771,and Attorneys Certificate in Instrument No. 20190726-0073876, said Register's Office.**

6. **Charter of Mill Ridge Master Corporation of record in Instrument No. 20190606-0054124, said Register's Office.**

7. **Subject of the flow of Mill Creek also known as Holt Creek.**

8. **Easement for access to and from Mill Creek as of record in Book 2803 Page 42, said Register's Office.**

9. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419 Page 526, said Register's Office.**

10. **Stormwater Detention Agreement of record in Instrument No. 20061219-0156348, said Register's Office.**

11. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20061219-0156351, said Register's Office.**

12. **A Slope Easement and Temporary Construction Easement as set out in the Deed to the State of Tennessee of record in Instrument No. 20171024-0108924, said Register's Office.**

13. **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set out in the Maintenance Document for Mill Ridge of record in Instrument No. 20180212-0013648, said Register's Office.**

14. **Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20190123-0006610, said Register's Office.**

15. **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as: 934 Governors Court #111, Antioch, TN 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 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 **14th** day of **April, 2025.**

Barbara J. Greenwood by SLG Attorney-in-Fact

Barbara J. Greenwood by Sidney L. Greenwood, Attorney in Fact

This instrument is being executed on behalf of Barbara Janet Greenwood aka Barbara J. Greenwood pursuant to a Power of Attorney executed by same on the 28th day of February, 2020, of record in Instrument No. 20250415-0029013 said Register's Office for Davidson County, Tennessee.

STATE OF OHIO
COUNTY OF SUMMIT

Before me, the undersigned authority, a Notary Public within and for the State of OHIO, appeared **Sidney L. Greenwood**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Attorney-in-fact for **Barbara J. Greenwood**, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Barbara J. Greenwood**, the bargainor(s), by the said **Sidney L. Greenwood**, as Attorney-in-Fact.

WITNESS my hand and seal, this 14 day of April, 2025.

NOTARY PUBLIC My Commission Expires: 8/20/2029

PABLO MADIAN DELGADO
Notary Public
State of Ohio
My Comm. Expires
August 20, 2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 14, 2025.

J. Carlton Drumwright

April 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY