Karen Johnson Davidson County
Batch# 1305095 DEEDWARR
08/01/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250801-0061257

WARRANTY DEED

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 05-08-2028

File #25-TC-0730-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine R. Moseley	**First American Mortgage Solutions**	
(NAME)	(NAME)	
730 Fox Ridge Drive	**1795 International Way, Mail Stop: 142-C**	**160 14 0C 030.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Idaho Falls, ID 83402**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BENJAMIN RISTEEN, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KATHERINE R. MOSELEY, A SINGLE PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 730 on the Plan of BRENTWOOD TRACE CONDOMINIUMS, SECTION II of record in Plat Book 5200, Pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section II, a horizontal property regime established by Master Deed of record in Book 5818, Page 915, amended in Book 5868, Page 70, said Register's Office.

Being the same property conveyed to Benjamin Risteen, by Warranty Deed from Jonathan Louis Robbins, unmarried, of record in Instrument No. 20160803-0080445, in the Register's Office of Davidson County, Tennessee, dated August 01, 2016 and recorded on August 03, 2016.

This was not the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as recorded in Plat Book 5200, Page 376 and 377.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD TRACE CONDOMINIUMS, SECTION II Condominium of record in Book 5818, Page 915; as amended in Book 5868, Page 70; Instrument No. 20240607-0042854; 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 Water Mains, recorded in Book 5878, Page 489.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 730 Fox Ridge Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th day of July, 2025.

Benjamin Risteen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2025, before me personally appeared Benjamin Risteen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this ~~1st~~ 11th AC day of **July**, **2025**.

Notary Signature
My Commission Expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-21-2029

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 11TH day of JULY, 2025.

Date: 8-1-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 1ST day of AUGUST, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY