WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335883 DEEDWARR
10/20/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20251020-0083214

File #25-TL-1606-B

(SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2025.

Megan Crawford
Notary Public
MY COMMISSION EXPIRES: 10.25.26

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)
Erin M. Lewis and Ryan Carl Scott Ritchie	Paramount Residential Mortgage Group, Inc	
(NAME)	(NAME)	
1606B Essex Avenue	1265 Corona Point Ct, Ste 301	**072 11 0P 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Corona CA 92879	
(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,

SAMANTHA BARHAM, A SINGLE WOMAN,

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

ERIN M. LEWIS AND RYAN CARL SCOTT RITCHIE, WIFE AND HUSBAND,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1606 ESSEX AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1606 ESSEX AVENUE TOWNHOMES, a Horizontal Property Regime, of record in Instrument Number 20150223-0015163, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Samantha Barham, a single person, by Warranty Deed from Justin Levenson, married, of record in Instrument No. 20220627-0073382, in the Register's Office of Davidson County, Tennessee, dated June 24, 2022, and recorded on June 27, 2022.

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 THE WATERS PLACE, as recorded in Plat Book 332, Page 136 and 137.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150223-0015163.
* Easement recorded in Book 6361, Page 401.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1606B Essex Avenue, Nashville, TN 37216**.

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 14th day of October, 2025.

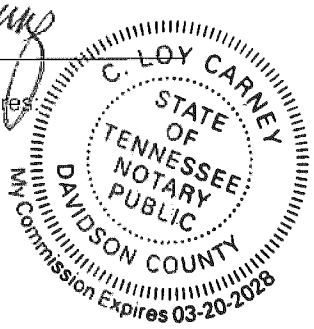
Samantha Barham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2025, before me personally appeared Samantha Barham, 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, at office, this 14th day of October, 2025.

Notary Signature
My commission expires:



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 October 14, 2025.

Signature
October 14, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 14, 2025

Notary's Signature

My Commission Expires: 10.25.26

