Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1280

Karen Johnson Davidson County
Batch # 1362976 DEEDWARR
12/30/2025 12:45:52 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20251230-0103646

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Craig Robert Richter, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judy H. Won, unmarried woman**, hereinafter called the **Grantee**, Grantee's 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 Lot No. 3007, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 & 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Craig Robert Richter, unmarried by Warranty Deed from J2K Builders, LLC of record in Instrument No. 20130425-0041140, Register's Office for Davidson County, Tennessee, dated April 09, 2013 and recorded on April 25, 2013. Craig Robert Richter is now married to Rebecca Wright Richter who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3007 Whitland Crossing, Nashville, TN 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Judy H. Won	FirstBank	096-09-0B-040.00
3007 Whitland Crossing	722 Columbia Avenue	
Nashville, TN 37214	Franklin, TN 37064	

WITNESS THE EXECUTION HEREOF this 18th day of December, 2025.

Craig Robert Richter **Rebecca Wright Richter**

State of Massachusetts)
County of Norfolk **)**

On this 18th day of December, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Craig Robert Richter and Rebecca Wright Richter, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Shannan Lee Reis

My Commission Expires: 6/5/26

SHANNAN LEE REIS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 5, 2026

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 360,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of December, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON