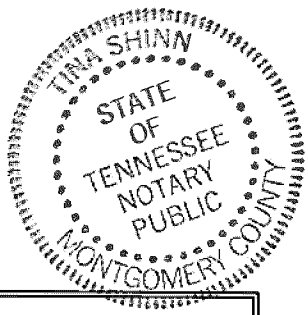
Karen Johnson Davidson County
Batch# 1376845 DEEDWARR
02/05/2026 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20260205-0008568



THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39069-01-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me this 30th day of January, 2026. Notary Public My Commission Expires: 9/15/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Curtiss Forrest Olsen 7219 Althorp Way, #4 Nashville, TN 37211	New Owner	Map and Parcel No.: 172120D31400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Mark Richt and Katharyn Richt, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Curtiss Forrest Olsen, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7219 Althorp Way, #4, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

KJR

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of January, 2026.

GRANTORS:

Mark Richt

Katharyn Richt

STATE OF GA
COUNTY OF Clarke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Richt and Katharyn Richt, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of January, 2026.

Notary Public
My Commission Expires: 9/15/29

OFFICIAL SEAL
STEPHEN HAROLD SMITH
NOTARY PUBLIC-GEORGIA
BIBB COUNTY
My Comm. Expires Sept. 15, 2029

EXHIBIT "A"

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 and Revised plat recorded in Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Mark Richt and Katharyn Richt, husband and wife, by deed dated June 14, 2024 from Katie Shoenfeld, a married woman, of record in Instrument No. 20240614-0044820, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE, as recorded in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, Register's Office for Davidson County, Tennessee.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Village Condominium of record in Instrument No. 20020315-0032825 as supplemented in Instrument Nos. 20021226-0158459; 20040526-0062221 and amended in Instrument No. 20080326-0030449; 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.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument Nos. 20021226-0158458; 20031212-0178492; 20040526-0062220 (as corrected in Instrument No. 20050113-0005133); 20050119-0006853 and Instrument No. 20050324-0032209 as amended in Instrument Nos. 20050815-0096405; 20070103-0001284 and 20070830-0104306, Register's Office for Davidson County, Tennessee.
7. Easement for Right of Way, recorded in Instrument No. 20130626-0065783, Register's Office for Davidson County, Tennessee.
8. Easement recorded in Instrument No. 20130916-0097049, Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

MR KJR

Certificate of Authenticity

I, Joshua A. Terry, 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 1/29/26.

Affiant Signature – Joshua A. Terry

2/2/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/2/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27