Karen Johnson Davidson County
Batch# 1406265 DEEDQC
04/16/2026 02:25:30 PM 6 pgs
Fees: $33.00 Taxes: $514.67
20260416-0031367

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Lyndsay Crawford 934 Governors Court Unit 109 Antioch, TN 37013-3471

Maximum principal indebtness for tax purposes is $139,100
Order Number: FTBREF26977040

QUIT-CLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Leanna Crawford, married to Cody Zeller and Lyndsay Crawford, an unmarried person,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Lyndsay Crawford, an unmarried person,** whose address is 934 Governors Court, Unit 109, Antioch, TN 37013-3471, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 109, 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 per 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.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to
I) 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, with By-Laws of Mill Ridge Condominiums Owners Association appended thereto as Exhibit "B", said Register's Office.
3) Charter of Mill Ridge Condominium Owners' Association of record in Instrument No. 20190606-0054126, said Register's Office.
4) 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.
5) Charter of Mill Ridge Master Corporation of record in Instrument No. 20190606-0054124, said Register's Office.
6) Subject of the flow of Mill Creek also known as Holt Creek.
7) Easement for access to and from Mill Creek as of record in Book 2803 Page 42, said Register's Office.
8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10419, Page 526, said Register's Office.
9) Storm water Detention Agreement of record in Instrument No. 20061219-0156348, said Register's Office.
10) 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.
11) Subject to 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.
12) 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. Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20190123-0006610, said Register's Office.
13) 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.
14) All other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 181-05-0A-109-00

Street address of property: 934 Governors Court, Unit 109, Antioch, TN 37013-3471

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 201910020100298 in the Register's Office, Davidson County, Tennessee.

Signed this 31 day of March, 2026.

Signature of Grantors (1 and 2 of 3):

Leanna Crawford

Cody Zeller

AMITA DHOLAKIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 16, 2029

STATE OF TN, COUNTY OF Williamson SS:

BE IT REMEMBERED That on this 31st day of March, 2026, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Leanna Crawford and Cody Zeller known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Amita Dholakia
Notary Public

Signed this 31 day of March, 2026.

Signature of Grantor (3 of 3):

Lyndsay Crawford

AMITA DHOLAKIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 16, 2029

STATE OF TN, COUNTY OF Williamson SS:

BE IT REMEMBERED That on this 31st day of March, 2026, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Lyndsay Crawford known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Amita Dholakia
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 181-05-0A-109-00
Street address of property: 934 Governors Court, Unit 109, Antioch, TN 37013-3471

Oath of Consideration

I or we, Leanna Crawford, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $~~10.00~~ 139,100.00

Signed this 31 day of March, 2026.

Signatures of Affiant(s):

Sworn and subscribed before me this 31st day of March, 2026.

Notary Public

AMITA DHOLAKIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 16, 2029

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 10, 2026 (date of document).

Cheri Hackethal
Affiant Signature

4/10/2026
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 10 day of April, 2026.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097