THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 473937 DEEDWARRSP
09/11/2020 12:19:30 PM 6 pgs
Fees: $33.00 Taxes: $536.50
20200911-0103967

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Kambiz Heidari 6764 Sugar Hill Drive Nashville, TN 37211	Same	181 02 0A 106.00

STATE OF ~~Tennessee~~ Texas)
COUNTY OF Davidson)

The actual consideration, or value, whichever is greater, for this transfer is $145,000.

Affiant

SUBSCRIBED AND SWORN to before me this 1st day of September, 2020.

Notary Public
My Commission Expires: 10-02-2022

MARJORIE A. HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MCKENAH C. CHILDRESS, Administrator of the Estate of Cristin Lee Childress, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to KAMBIZ HEIDARI, his heirs, personal representatives, successors and assigns, hereinafter "Grantee," that certain tract or parcel of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the encumbrances listed on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, personal representatives, successors and assigns forever. Grantor covenants that except as may be provided on Exhibit "B" hereto the Property is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantor.

Said Property is known as 8421 Callabee Way, Unit F-8, Cane Ridge, Tennessee 37013.

Grantor warrants, covenants and conveys in her fiduciary capacity only and not individually.

WITNESS my hand this 9 day of September, 2020.

ESTATE OF CRISTIN LEE CHILDRESS

By: _____, Administrator
MCKENAH C. CHILDRESS, Administrator

"Official Seal"
Anne Hanson
Notary Public, State of Indiana
Resident of Lake Co., IN
My commission expires
February 20, 2026

STATE OF INDIANA)
COUNTY OF PORTER)

Personally appeared before me, Anne Hanson, a Notary Public in and for said County and State, MCKENAH C. CHILDRESS, Administrator of the Estate of Cristin Lee Childress, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 9 day of September, 2020.

Anne Hanson
Notary Public

My Commission Expires:
02/20/2026

EXHIBIT "A"

Property Description

Land in Davidson County, Tennessee, being unit No. F-8 as set forth in The Master Deed Establishing Lenox Creekside, Phase 1, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq., of record in Instrument #20060306-0025686, said Register's Office for Davidson County, Tennessee; as amended by First Amendment to Master Deed for Lenox Creekside of record in Instrument #20060606-0066938, said Register's Office; supplemented by First Supplement to the Master Deed for Lenox Creekside of record in Instrument #20070801-0091466, said Register's Office; and amended by Amendment to First Supplement to the Master Deed for Lenox Creekside of record in Instrument #20080808-0081967, said Register's Office, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, to which reference is hereby made for a more complete and detailed legal description; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Cristin Childress, unmarried, being the same person as Cristin Lee Childress, by Warranty Deed from Thomas Gorbett, III and wife, Karie Gorbett, of record at Instrument No. 20090916-0086482, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Encumbrances

The foregoing property is conveyed subject to the following exceptions:

1. Taxes and assessments for the year 2020 and subsequent years, a lien but not yet due and payable.

2. Subject to Right of Way Easements to Gulf Interstate Gas of record in Book 2203, page 579, and in Book 2244, page 11, Register's Office, Davidson County, Tennessee.

3. Subject to Easement to Columbia Gulf Transmission Co. of record in Book 2875, page 299, Register's Office, Davidson County, Tennessee.

4. Subject to Sewer Easements of record in Book 9487, page 901, and in Book 9487, page 914, Register's Office, Davidson County, Tennessee.

5. Subject to Stormwater Detention Agreement Easement of record in Instrument #20060206-0014635, Register's Office, Davidson County, Tennessee.

6. The property described in Exhibit "A" is a condominium created in the manner provided under provisions and is subject to of T.C.A. Sections 66-27-101, et. seq. (the 'Horizontal Property Act"), as the same shall be amended by T.C.A. Sections 66-27-20, et. seq. (the "Tennessee Condominium Act of 2008").

7. Subject to Affidavit of Heirship of record in Instrument #20200818-0093014, Register's Office, Davidson County, Tennessee.

8. Subject to Charter of Homeowner's Association of record in Instrument #20060227-0022558, Register's Office, Davidson County, Tennessee.

9. Subject to Stormwater Detention Agreement Easement of record in Instrument #20060206-0014635, Register's Office, Davidson County, Tennessee.

10. Subject to all matters shown in Master Deed Establishing Lenox Creekside of record in Instrument #20060306-0025686, Register's Office, Davidson County, Tennessee; amended by First Amendment to Master Deed for Lenox Creekside of record in Instrument #20060606-0066938, said Register's Office; supplemented by First Supplement to the Master Deed for Lenox Creekside of record in Instrument #20070801-0091466, said Register's Office; and amended by Amendment to First Supplement to the Master Deed for Lenox Creekside of record in Instrument #20080808-0081967, said Register's Office.

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

