THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829391**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. haley margaret sudduth Affiant Subscribed and sworn to before me, this 16th day of September, 2020. Notary Public My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 477807 **DEEDWARR**
09/17/2020 10:07:06 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20200917-0106450

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Haley Margaret Sudduth 7003 Lenox Village Drive B11 Nashville TN 37211	New Owner	Tax Parcel ID No. 172 12 0D 021.00

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, **Allan S. Goldstein & Cheryl A. Kirkland Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Haley Margaret Sudduth,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-11 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Allan S. Goldstein and Cheryl A. Kirkland, Trustee of The Allan S. Goldstein & Cheryl A. Kirkland Family Trust, by Warranty Deed from Brian Joseph Collura, an unmarried man, of record in Instrument No. 20190502-0041141, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 2, 2019.

Being the same property conveyed to Brian Joseph Collura, unmarried by Warranty Deed from Beverly Hecht-Goldstein, an unmarried woman dated October 3, 2018 and recorded October 10, 2018 as Instrument No. 20181010-0100515, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly Hecht-Goldstein, an unmarried woman by Warranty Deed from Maggie Albarati a/k/a Margarita Lopez Vasquez a married woman dated March 21, 2018 and recorded March 22, 2018 as Instrument No. 20180322-0027019, in said Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, The Town Center Homes at Lenox Village, as recorded in Instrument No. 20031120-0169460.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as supplemented in Instrument No. 0031212-0178492.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20020315-0032825, as supplemented in Instrument No. 20021226-0158459.

Easement for Ingress/Egress, recorded in Instrument No. 20010103-0000902.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20011129-0130322.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

This is improved property located at 7003 Lenox Village Drive B11 Nashville TN 37211

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 16th day of September, 2020.

Allan S. Goldstein & Cheryl A. Kirkland Family Trust

Kate Rosenthal Co Trustee

BY: Kate Rosenthal, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee for the Allan S. Goldstein & Cheryl A. Kirkland Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of September, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023