Karen Johnson Davidson County
Batch# 484704 DEEDWARR
09/28/2020 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200928-0111469

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

O-EXIT-20-8131-N2

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy D. Mendoza	New Owner	
(NAME)	(NAME)	**181-02-0A-217.00-CO**
5659 Myrtlewood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALTER P. BURGESS, JR. AND JENNIFER DONOSO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY D. MENDOZA, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. N-2, of Lenox Creekside, Phase 7, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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., as amended of record as Instrument Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument Number 20070801-0091466, and subjecting the property to the Master Deed of record as Instrument Number 20060306-0025686, as amended by Instrument Number 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Walter P. Burgess, Jr. and Jennifer Donoso, husband and wife by Warranty deed from Lenox Village Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160629-0066239 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016. (Value of consideration shown in aforementioned deed $159,900.00.) Being also known as 8131 Lenox Creekside Unit #N-2 N-2 Antioch, Tennessee 37013.

This conveyance is subject to:
• Taxes for the year 2020, a lien not yet due and payable.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside of record in Instrument Number 20060306-0025686, as amended by Instrument No. 20060606-0066938, supplemented by Instrument No. 20070801-0091466, as amended by Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
• Agreement of Dedication of Easements for sanitary sewer and/or storm drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20060809-0097652, in the Register's Office for DavidsonCounty, Tennessee.
• Right-of-Way Easement to United Telephone company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
• Matters shown on Exhibit Plat, Sheets 1 through 11, attached to First Supplement to the Master Deed of record in Instrument Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee.
• Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument Number 20060227-0022558; also shown as Exhibit "B" of Instrument No. 20060306-0025686 together with By-Laws

as Exhibit "C", in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20130103-0001024, 20130215-0015739, 20150156-0007087, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8131 Lenox Creekside Unit #N-2, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 23 DAY OF SEPTEMBER, 2020.

Walter P. Burgess, Jr.

Jennifer Donoso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER P. BURGESS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER DONOSO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY