This Document Prepared by:
Allison Black
Ufford Law & Mediation Offices
217 Franklin Street, Suite A
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 524689 DEEDQC
12/04/2020 11:21:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00



20201204-0141125

New Owners: Richard and Stephanie Drinkwine
Send Tax Bills to:
[redacted]
6688 Nolensville Pk Ste 108-411
Brentwood, TN 37027

QUITCLAIM DEED

This Deed is made on this 23rd day of November, 2020, between the Grantor, HELEN I. JOHNSON, a single individual, and the Grantees, RICHARD JEREMY DRINKWINE and STEPHANIE DIANE DRINKWINE, a married couple.

For Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby quitclaims, transfers, and conveys to the Grantees, a married couple, all rights and interests in the following described real property:

Property Address: 8605 Peckham Lane, Unit Q13, Antioch, TN 37013

Map – Parcel #: 181-2-A-270CO

Legal Description:

Land in Davidson County, Tennessee, being Unit No. Q-13 of Lenox Creekside, Phase 4, 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 No. 20080808-0081967, in the Register's Office, for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being part of the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee limited partnership and Regent Homes, LLC, a Tennessee limited liability company, dated December 18, 2014, filed for record on December 19, 2014, in Instrument No. 20141219-0116450, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Helen I. Johnson, a single individual, by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, dated September 30, 2016, filed for record on October 18, 2016, in Instrument No. 20161018-0110206, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 11338, page 743, in the Register's Office for Davidson County, Tennessee.
2. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558, in said Register's Office; also shown as Exhibit "B," of Instrument No. 20060306-0025686, in said Register's Office, together with By-Laws as Exhibit "C."

3. Stormwater Detention Agreement of record as Instrument No. 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
4. Right of Way Easement to United Telephone Company of record as Instrument No. 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
5. All matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, in the Register's Office for Davidson County, Tennessee.
6. Matters shown on Exhibit Plat, Sheets 1 through 11, attached to Amendment to First Supplement to the Master of record as Instrument No. 20080808-0081967 in said Register's Office.
7. The premises herein described 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 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 and as amended as Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, and supplemented by First Supplement to the Master Deed for Lenox Creekside annexing Phase II Property of record as Instrument No. 20070801-0091466 as amended by Instrument No. 20080808-0081967 in said Register's Office.
8. Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in Register's Office for Davidson County, Tennessee.
9. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8605 Peckham Lane, Unit Q13, Antioch, TN 37013

This deed is an absolute conveyance from the Grantor to transfer the above described real property to the Grantees for good and valuable consideration, such consideration being the full satisfaction between the Grantor and Grantee. The Grantor declares that this conveyance is freely and fairly made.

EXECUTED this day 23rd of November, 2020.

Grantor Signature

Helen Johnson Grantor/owner
Grantor Name & Title:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this day, personally appeared before me, HELEN I. JOHNSON to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 23rd day of November, 2020.

Notary's Public Signature: _____

My commission expires 5-6-2024.

JAMES F. MURPHY JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, Richard J. Drinkwine and Stephanie Drinkwine hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiants: _____ _____

Sworn to and subscribed before me this 23rd day of November, 2020.

Notary's Public Signature: _____

My commission expires 3-6-2024.

JAMES F. MURPHY JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024