WARRANTY DEED

Karen Johnson Davidson County
Batch# 564410 DEEDWARR
01/29/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $690.05
20210129-0013386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

JM-SB-BMR-20-7235T-10

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)
John M. Hamm and Catherine C. Hamm	NEW OWNER	
(NAME)	(NAME)	172-12-0D-426.00-CO
7235 Althorp Way T-10		
(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, **MELISSA S. LEONARDI AND SCOTT THOMAS LEONARDI, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN M. HAMM AND CATHERINE C. HAMM, HUSBAND AND WIFE,** 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. T-10 as shown on Exhibit B2 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Addition Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Melissa S. Leonardi and Scott Thomas Leonardi, wife and husband by Quit Claim deed from Melissa S. Leonardi, f/k/a Melissa S. Montgomery, a married woman, who Acquired title as unmarried, Joined by her Spouse, Scott Thomas Leonardi of record in Instrument No. 20150824-0084880 Register's Office for Davidson County, Tennessee, dated August 12, 2015 and recorded on August 24, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Instrument Number 20050322-0031182, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Residential Neighborhood of Lenox Village of record in Instrument Number 20040526-0062221 amended in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383,Instrument No. 20060321-0032382 and in Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20050113-0005133, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 2007083-00104306 and Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee

.• Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee
.• Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee
.• Quitclaim Deed(s) for common areas of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennesse• Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee
.• Stormwater Detention Agreement of record in Book 7361, Page 230, Instrument No. 20020408-0042672, Instrument No. 20020408-0042676 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee
.• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee
.• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7235 Althorp Way T-10, Nashville, Tennessee 37211**.

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 27th DAY OF JANUARY, 2021.

Melissa S. Leonardi

Melissa S. Leonardi

Scott Thomas Leonardi

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Montgomery SS ML

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA S. LEONARDI, 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 27th of January, 2021.

Kimberly M Stamper
Notary Public
My Commission Expires: 9/9/2024
(SEAL)

NOTARIAL SEAL
STATE OF OHIO

KIMBERLY M STAMPER
Notary Public - State of Ohio
Commission Expires Sep 9, 2024

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Montgomery SS ML

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT THOMAS LEONARDI, 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 27th of January, 2021.

Kimberly M. Stamper SS ML
Notary Public
My Commission Expires: 9/9/2024
(SEAL)

NOTARIAL SEAL
STATE OF OHIO

KIMBERLY M STAMPER
Notary Public - State of Ohio
Commission Expires Sep 9, 2024

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

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021