Karen Johnson Davidson County
Batch# 602831 DEEDWARR
03/30/2021 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20210330-0041507

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $297,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MARCH, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/25

ABBY ROSE RUBENFELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2225LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David Ferriss and Mary Elizabeth Ferriss	New Owner	
1505 Tolkien Lane		173 09 0A 398.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY SEVEN THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROLINE STEWART AND JACQUELYN NOEL IACONO, MARRIED TO EACH OTHER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID FERRISS AND MARY ELIZABETH FERRISS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 332 on the Plan of Phase Five, Lenox Village of record in Plat at Instrument No. 20050120-0007427, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Caroline Stewart, unmarried, by Warranty Deed from Stephen Blackburn and wife, Joanne Blackburn, of record in Instrument No. 20130923-0099653, in the Register's Office of Davidson County, Tennessee, dated September 06, 2013 and recorded on September 23, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FIVE, LENOX VILLAGE, as recorded in Instrument No. 20050120-0007427.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, supplemented at Instrument Nos. 20021226-0158458, 20040526-0062220, 20060321-0032383 and corrected in Instrument No. 20050113-0005133.

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825, as supplemented by instrument(s) of record in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382; 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 building thereon.

6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument Nos. 20050607-0064936 and 20050825-0101644.

7. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20010918-0100850, 20010918-0100851 and 20010918-0100849.

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040305-0025146.

This is improved property known as 1505 Tolkien Lane, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 29th day of March, 2021.

Caroline Stewart nka Caroline Iacono

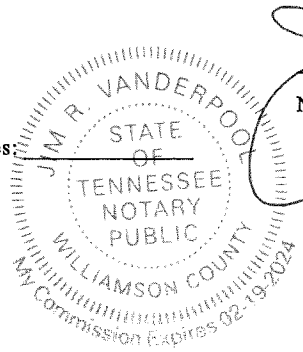
Caroline Stewart NKA Caroline Iacono

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CAROLINE STEWART, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that my executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of March, 2021.



Notary Public

My Commission Expires: _____

Witness my hand on the 26th day of March, 2021.

Jacquelyn Noel Iacono

Jacquelyn Noel Iacono joins in this conveyance to convey any and all interest she may have in said property

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JACQUELYN NOEL IACONO, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that my executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2021.

Notary Public

My Commission Expires: 3/3/25

ABBY ROSE RUBENFELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY