WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Donald E. Qualls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-02-2022

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

KARA L. WALL

W-SB-OP-21-7009E-310

Karen Johnson Davidson County
Batch# 624734 DEEDWARR
04/28/2021 03:00:45 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20210428-0056957

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)
Donald E. Qualls and Ann F. Qualls	**Avadian Credit Union**	
(NAME) 2604 Hickory Flats Tr ~~7009 Lenox Village E-310~~	(NAME) **3301 Memorial Parkway SW**	**172-12-0D-310.00-CO**
(ADDRESS) ~~Nashville, TN 37211~~ Huntsville, AL 35801	(ADDRESS) **Huntsville, AL 35801**	
(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, **JULIE POTEET, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DONALD E. QUALLS AND ANN F. QUALLS, 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. 310 a/k/a Unit E-32, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E) of record as Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee.

Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Julie Poteet, married by Warranty Deed from Nicole Thomas Woodson and Terry Randall Woodson, Jr., wife and husband of record in Instrument No. 20180402-0030212 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 02, 2018.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Instrument 20050120-0007426, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development of record in Instrument 20020315-0032826, and Supplemental Declaration of Charter in Instrument 20031212-0178492, as made applicable by Supplemental Declaration of Charter in Instrument 20050119-0006853, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825. supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Assn. Inc. in Instrument 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, in Instrument 20011129-0130322, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to

Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement reserved in Instrument 20010103-0000902, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 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: **7009 Lenox Village E-310, 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 ~~23rd~~ 21st DAY OF APRIL, 2021. CWL

Julie Poteet

STATE OF TENNESSEE CWL
COUNTY OF ~~DAVIDSON~~ McMinn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE POTEET, 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~~ 21st of April, 2021. CWL

Notary Public
My Commission Expires: **My Commission Expires July 31, 2022**
(SEAL)

CHARLENE M. WEBB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF McMINN

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