WARRANTY DEED

Karen Johnson Davidson County
Batch# 631491 DEEDWARR
05/07/2021 11:27:30 AM 5 pgs
Fees: $28.00 Taxes: $925.00
20210507-0061611

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me on May 5, 2021.

NOTARY PUBLIC

My Commission Expires: 4/30/22

SHELBY COUNTY TENNESSEE NOTARY PUBLIC STATE OF TIFFANY WHITTLE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34682

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jere E. Warren 7003 Lenox Village Drive #B8 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-D-18 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marion Beverly Tallent, Jr. & Christina Ynares Tallent, Trustees of the Tallent Revocable Trust, dated November 15, 2019 and any amendments thereto, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jere E. Warren, a single person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. B-8 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Christina Tallent and husband, Marion B. Tallent by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument 20041025-0128064, Register's Office for Davidson County, Tennessee, dated October 21, 2004 and recorded on October 25, 2004.

Further, being the same property conveyed to Marion Beverly Tallent Jr. and Christina Ynares Tallent, Trustees of the Tallent Revocable Trust, dated November 15, 2019 and any amendments thereto, as tenants by the entireties by Deed from Christina Tallent (Being one and the same as Christina Ynares Tallent) and husband, Marion B. Tallent (Being one and the same as Marion B. Tallent Jr.), of record as Instrument No. 20200130-0011140, Register's Office for Davidson County, Tennessee dated January 29, 2020 and recorded on January 30, 2020.

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

1. 2021 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
3. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20031212-0178492, in said Register's Office.
5. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office.
6. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office.
7. Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
8. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
9. 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 7003 Lenox Village Drive, B8, 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 GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 5th day of May, 2021.

The Tallent Revocable Trust,
dated November 15, 2019

By: Marion Beverly Tallent, Jr. Trustee
Marion Beverly Tallent, Jr., Trustee

By: Christina Ynares Tallent, Trustee
Christina Ynares Tallent, Trustee

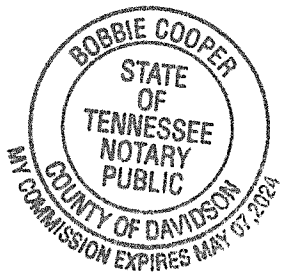
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Marion Beverly Tallent, Jr. & Christina Ynares Tallent with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Trustees of the Tallent Revocable Trust, dated November 15, 2019, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and official seal on May 5, 2021.

NOTARY PUBLIC

My Commission Expires: _____



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024