Karen Johnson Davidson County
Batch# 635142 DEEDWARR
05/13/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20210513-0064654

WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

MST 2021-0618

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$235,000.00**

Donna Loftin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 2021

Kenyon J. Sales
Notary Public

MY COMMISSION EXPIRES May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kambria Chanelle Jean-Baptiste	New Owner	181-02-0A-271.00-CO
(NAME)	(NAME)	
8605 Peckham Lane #Q14		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Colin P. Matheney, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kambria Chanelle Jean-Baptiste, an unmarried woman,** 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 Unit No. Q-14 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 the same property conveyed to Colin P. Matheney, a single man by Warranty deed from Lenox Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170215-0015794 Register's Office for Davidson County, Tennessee, dated February 13, 2017 and recorded on February 15, 2017.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. The premises herein insured 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 the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside of

record in Instrument Number 20060306-0025686, as amended by Instrument No. 20060606-0066938, supplemented by Instrument No. 20070801-0091466, as amended by Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee. Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument Number 20060227-0022558; also shown as Exhibit "B" of Instrument No. 20060306-0025686 together with By-Laws as Exhibit "C", in the Register's Office for Davidson County, Tennessee. All matters shown on PUD Boundary Plat of record in Plat Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee. Right of Way and Easements to Gulf Interstate Gas Company of record in Book 2203, Page 579, Book 2244, Page 11 and Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee. Agreement of Dedication of Easements for sanitary sewer and/or storm drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20060809-0097652, in the Register's Office for Davidson County, Tennessee. Right-of-Way Easement to United Telephone company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee. Matters shown on Exhibit Plat, Sheets 1 through 11, attached to First Supplement to the Master Deed of record in Instrument Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee. Easements of record in Instrument Number 20130103-0001024, 20130215-0015739, 20150156-0007087, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 8605 Peckham Lane #Q14, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this 10th DAY OF May, 2021.

Colin P. Matheney

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Colin P. Matheney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April, 2021.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY