Karen Johnson Davidson County
Batch# 656671 DEEDWARR
06/15/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $884.30
20210615-0080153

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $239,000.00.

Affiant

Subscribed and sworn to before me this 11th day of June, 2021.

Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2021-367

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hunter Batson	New Owner	
1401 Newhaven Drive		181-02-0A-217.00-CO
Brentwood, TN 37027		

WARRANTY DEED

For and in 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, we

Timothy D. Mendoza, a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Hunter Batson, a married man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. N-2, of Lenox Creekside, Phase 7, 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 Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument Number 20070801-0091466, and subjecting the property to the Master Deed of record as Instrument Number 20060306-0025686, as amended by Instrument Number 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 Timothy D. Mendoza, a married man by Warranty deed from Walter P. Burgess, Jr. and Jennifer Donoso, husband and wife of record in Instrument No. 20200928-0111469 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **8131 Lenox Creekside Drive, N-2, Nashville, TN 37013.**

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 our hands this 11th day of June, 2021.

Timothy D. Mendoza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy D. Mendoza, 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 Nashville, Tennessee, this 11th day of June, 2021.



Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

