THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3037
Parcel ID: 173-09-0A-012-00

Property Address:
7125 Lenox Village Drive, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 661294 DEEDWARR
06/21/2021 03:37:29 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210621-0083611

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Warranty Deed

Send Tax Statements To:
Churchill Mortgage Corp.
1749 Mallory LN Suite 100
Brentwood, TN 37027

Address of New Owner:
Sam Karaman
~~7125 Lenox Village Drive~~ 555 Church St.
Nashville, TN ~~37211~~ 37219

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **WAYNE B. DANIEL, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SAM KARAMAN, a single man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A.

Land in Davidson County, Tennessee, being Lot 106, Lenox Village, Section One, as shown on plat of record in Instrument No. 20020319-0033866, in the Register's Office, Davidson County,, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to WAYNE B. DANIEL, an unmarried man by Deed dated February 29, 2012 from MARY ELEANOR CLAY, unmarried, recorded March 2, 2012, in Instrument Number 20120302-0018551, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 7125 Lenox Village Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee.

3. Ingress and Egress easement as contained in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

4. Utility easement granted to The Metropolitan Government of Nashville and Davidson County as contained in Book 7361, page 230 and Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

5. Stormwater Maintenance Agreement granted to The Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 200204080042676, Register's Office for Davidson County, Tennessee.

6. Master Deed to Homeowner's Association as contained in Instrument No. 20020315-0032825,

Return to:
Rudy Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
File #: JM-SB-VLES-21-7125

Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed to Homeowner's Association as contained in Instrument No. 20020501-0053757, Register's Office for Davidson County, Tennessee.

8. Charter for Homeowners Association of record in Instrument No. 20020412-0045831, Registers Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 200508150096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032832, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439 and Instrument No. 20080403-0033974, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 15th day of June, 2021.

Wayne B. Daniel
by Deborah Gunther as Attorney-in-fact
WAYNE B. DANIEL by DEBORAH GUNTHER, his Attorney-In-Fact, of record in Instrument No. 20210621-0083610, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 15th day of June, 2021, before me personally appeared **DEBORAH GUNTHER**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **WAYNE B. DANIEL**, and who acknowledged that she executed the same as the free act and deed of **WAYNE B. DANIEL.**

WITNESS my hand and official seal this 15th day of June, 2021.

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7/1/23

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $405,000.00.

Affiant

SWORN TO and subscribed before me on this 10th day of June, 2021.

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/24