Karen Johnson Davidson County
Batch# 731193 DEEDWARR
10/06/2021 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20211006-0134618

WARRANTY DEED

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/30/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-17-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4456

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Preston Fox	New Owner	163-02-0C-078.00-CO
1382 Rural Hill Road 128		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Brian Lee, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Preston Fox, a single man

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 78, Unit No. 128, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20060404-0038533, and amended in Instrument 20060419-0045063, Instrument Number 20061115-0141803 and Instrument Number 20080108-0002295, as corrected in Instrument Number 20110609-0044167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Brain C. Lee by Special Warranty deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20070921-0113241 Register's Office for Davidson County, Tennessee, dated September 19, 2007 and recorded on September 21, 2007. Property address being provided for informational purpose only. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1382 Rural Hill Road 128 Antioch, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 30, 2021.

Brian Lee

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~Davidson~~ Harris

Personally appeared before me, a Notary Public of said County and State, Brian Lee, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 30, 2021.

Notary Public

My Commission Expires: 4.27.2025

IRENE CALDWELL
Notary ID #129371339
My Commission Expires
April 27, 2025

File #: 2021-4456

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Miksa Legg, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/30/21 (date of document).

Affiant Signature

10/5/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of October, 2021

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL