Karen Johnson Davidson County
Batch# 735683 DEEDWARR
10/13/2021 01:37:24 PM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20211013-0137742

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $272,500.00

Affiant

Subscribed and sworn to before me, this 7th day of October 2021.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen Notar 8221 Lenox Creekside Dr Unit B1 Antioch, TN 37013	NEW OWNER	181-02-0A-043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley Calvin Adams, Jr. a single man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Karen Notar, unmarried,** 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:

A certain Condominium located in Davidson County, Tennessee, being Unit No. B-1 of Lenox Creekside, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside, Phase I of record in Instrument No. 20060306-0025686, and as amended, of record as Instrument No. 20060606-0066938, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit E1, E2, and E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Wesley Calvin Adams, Jr. a single man, and Georgia Adams, a single woman, joint tenants with right of survivorship, by Warranty Deed from Monica Pruitt, a married woman, dated August 4, 2020 of record as Instrument No. 20200807-0087990, Register's Office for Davidson County, Tennessee. The said Georgia Adams having since died on November 18, 2020 vesting fee simple title to Wesley Calvin Adams, Jr. as surviving tenant-in-common.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 8221 Lenox Creekside Dr Unit B1, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

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Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JMEF21 8221

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 8th day of October, 2021.

Wesley Calvin Adams, Jr.

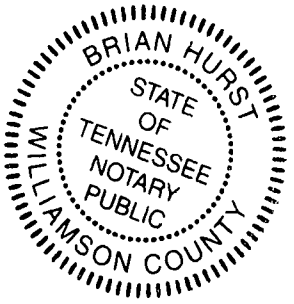
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wesley Calvin Adams, Jr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 8th day of October, 2021.

Notary Public

My Commission expires: 6-17-2024



FILE NO: 2021087193