Karen Johnson Davidson County
Batch# 743491 DEEDWARR
10/26/2021 10:39:59 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20211026-0143645

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
[illegible], TN 37027

STATE OF ~~TENNESSEE~~ Tennessee ~~as Florida~~
COUNTY OF ~~Lake~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

New Owner

04-NSH21-02970

Address of New Owner:	Send Tax Bills to:	Tax Information:
Barbra A. Holbert 8121 Lenox Creekside Drive 8 Antioch, TN 37013	New Owner	181-02-0A-237.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra L. Durr, Trustee of the Charles R. Durr and Sandra L. Durr Living Trust dated July 08, 2010**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Barbara A. Holbert, an unmarried woman** hereinafter called the Grantees, their successors 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 O-8, of Lenox Creekside, Phase 6, 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 in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record in 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 Jose A. Sauceda, a married man by Warranty deed from Julie Jones Christy and David John Christy, wife and husband of record in Instrument No. 20150930-0099216 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 30, 2015. (Value of consideration shown in aforementioned deed $153,900.00.)

Being the same property conveyed to Sandra L. Durr, Trustee of the Charles R. Durr and Sandra L. Durr Living Trust dated July 08, 2010 by Warranty deed from Jose A. Sauceda, married of record in Instrument No. 20200803-0084914 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 03, 2020. (Value of consideration shown in aforementioned deed $205,000.00.) Being also known as 8121 Lenox Creekside Drive 8 O-8 Antioch, Tennessee 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8121 Lenox Creekside Drive 8, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 22nd day of October, 2021

Sandra L. Durr, Trustee of the Charles R. Durr and Sandra L. Durr Living Trust dated July 08, 2010

BY: _____

STATE OF Florida
COUNTY OF Lake

Personally, appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra L. Durr, Trustee of the Charles R. Durr and Sandra L. Durr Living Trust dated July 8, 2010, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Clermont, Florida this 22 day of October, 2021.

Barakah Smith
Notary Public at Large

My commission expires: March 3, 2024

BARAKAH SMITH
Notary Public - State of Florida
Commission # GG 964750
My Comm. Expires Mar 3, 2024
Bonded through National Notary Assn.