Karen Johnson Davidson County
Batch# 747870 DEEDWARR
11/02/2021 01:04:31 PM 4 pgs
Fees: $23.00 Taxes: $517.63
20211102-0146582

THIS INSTRUMENT PREPARED BY
JODI E. MELIND, ATTORNEY AT LAW
219 3RD AVENUE NORTH, FRANKLIN, TENNESSEE 3

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $139,900.00.

Affiant

Subscribed and sworn to me on October 18, 2021.

Notary Public

MACKENZIE JORDAN BROWN NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Aug. 3, 2022

NAME/ADDRESS OF NEW OWNER:
The Virginia Ann Ewing Irrevocable Trust
8501 Burnham Lane #I-6
Cane Ridge, TN 37013

SEND TAX BILLS TO:
~~8501 Burnham Lane #I-6~~
~~Cane Ridge, TN 37013~~
1118 Yellow Daisy Ln.
Foley, AL 36535

MAP-PARCEL: #
181-020A-151.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereafter named Grantee and other good and valuable considerations, the reciept and sufficiency of which are hereby acknowledged, Virginia Ann Ewing, (hereinafter referred to as "**GRANTOR**"), has bargained and sold by these presents does transfer and convey unto Christopher Shawn Ewing and Renee Michelle Ewing, as co-trustees of The Virginia Ann Ewing Irrevocable Trust, (hereinafter referred to as "**GRANTEE**") her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. I-6 as set forth in the 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 the Tennesssee

Code Annotated, Title 66, Chapter 27, Section 101, et seq. as amended, of record as Insrument No. 20070801-0091466 in the Register's Office for Davidson County, Tennessee, subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said units also being shown as part of exhibit "A" to said First Supplement.

Being a portion of the same property conveyed to Virgina Ann Ewing by Deed from Regent Homes, LLC, a Tenessee Limited Liability Company, of Record as Insrument No. 200990219-0014620 in the Register's Office for Davidson County, Tennessee.

The Conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County Taxes have been prorated by the parties and have been assumed by the Grantee; and
2. The premisis herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same as set out in. Section 66-27-101. Et Seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereinafter established over, through or upon the land embracing the regime and builings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontial Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, as amended and supplimented by the First Supplement to the Master Deed for Lenox Creekside Phase II Property of record as instrument No. 20070801-0091466 in the Register's Office for Davidson County, Tennessee and
3. Charter of Lenox Creekside Condominium Owners Associtaion, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; as shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with By-Laws as Exhibit "C"; and
4. Matters shown on the Exhibit Plat, Sheets 1 through 5, attached to First Supplement to Master Deed of record as Instrument No. 20070801-0091446 in said Register's Office; and
5. All matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, in said Register's Office; and

6. Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 11338, page 743, in said Register's Office; and
7. Stormwater Detention Agreement of record as Instrument No. 20060809-0097652 in said Register's Office; and
8. Right of Way easement to United Telephone Company of record as Instrument No. 20070503-0053020 in said Register's Office; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rightsof way for public utilities applicable to this property.

This Property is also known as improved property located at 8501 Burnham Lane, #I-6, Cane Ridge, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest tereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors amd assigns, to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against lawful claims of all persons whomever. Whenever used, the sigular number shall include the plural, the plural the sigular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 18th day of October, 2021.

By: Virginia Ann Ewing
Virginia Ann Ewing

STATE OF Alabama)

COUNTY OF Baldwin)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Virginia Ann Ewing, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be owner of said property and within named bargainor, and that she as such executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand on October 18, 2021.

Notary Public

MACKENZIE JORDAN BROWN
NOTARY
My Comm. Expires
Aug. 3, 2022
PUBLIC
ALABAMA STATE AT LARGE