QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 759471 DEEDQC
11/23/2021 09:37:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211123-0155240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1st DAY OF Nov, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8179 LEWIS JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Darlyne M. Lewis	Same as New Owner	173-09-0A-291.00 CO
7847 Heaton Way		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

ETHEL DARLYNE MAGNESS LEWIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

ETHEL DARLYNE MAGNESS LEWIS AND BRANDI ALLISON LEWIS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7847 Heaton Way, Nashville, TN 37211

Witness My hand on this 1st day of November, 2021

Ethel Darlyne Magness Lewis
Ethel Darlyne Magness Lewis

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: Ethel Darlyne Magness Lewis and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Ethel Darlyne Magness Lewis and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of November, 2021

Notary Public

My Commission Expires: 6/14/2023

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

16-8179 LEWIS JV CB

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 284, PHASE 4, LENOX VILLAGE, as shown on plat of record in Instrument No. 20040806-0094784, 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 Darlyne M Lewis*, unmarried by Warranty Deed from George Wood Moody, married, recorded on the 19th day of May, 2016 in Instrument No. 20160601-0054804, in the Register's Office of Davidson County, Tennessee.

*Ethel Darlyne Magness Lewis, being one and the same as Darlyne M. Lewis

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2022 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 4, LENOX VILLAGE, as recorded in Instrument No. 20040806-0094784, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825 and 20020315-0032826 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20020412-0045831.

f. Agreement for dedication of easement for sanitary sewers and/or storm drainage as set forth in instrument recorded in Book 7985, Page 449.

g. Agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains and appurtenances as set forth in instrument recorded in Instrument No. 20011129-0130322.

h. Stormwater Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

i. Restrictive Covenant for Detached Structure recorded at Instrument No. 20041105-0133851.

j. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

k. Property taxes for the current year.

I Lisa Allard, 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 November 1, 2021.

Lisa Allard, Affiant

November 1, 2021

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this November 1, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024