This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Susan Halford
7007 Lenox Village Dr D-2
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 767603 **DEEDWARR**
12/03/2021 03:23:41 PM 2 pgs
Fees: $13.00 Taxes: $1,039.70



20211203-0160980

SEND TAX BILL TO:
Owner

MORTGAGEE:
Deed Owner

MAP	**172-12**
GROUP	**D**
PARCEL	**33.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ashley M. Stokes, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Susan Halford, single woman,** hereinafter called the GRANTEE, her 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 Unit D-2 of Section One, The Town Center Homes at Lenox Village, as shown by plat and survey of record in Instrument No. 20031120-0169460, and shown on Master Deed of Lenox Village, of record in Instrument No. 20020315-0332825, supplemented in Instrument No. 20021226-0158459; 20060321-0032382; 20021226-0158458 and Instrument No. 20031212-0178492, Register's Office, Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated and to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashley M. Stokes, an unmarried woman by deed from Cynthia B. Gilmore, married of record in Instrument No. 20160713-0071905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: Y-BMR-21-7007-D2

This is **improved** property known as **7007 Lenox Village Drive, D2, Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 30 day of **November, 2021.**

Ashley M. Stokes

Ashley M. Stokes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ashley M. Stokes,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30 day of November, 2021.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $281,000.00.

Stephanie Woodall
AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: 3-3-2021

KATHERINE [illegible] STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY