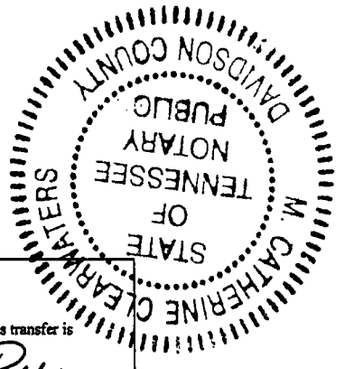


Karen Johnson Davidson County
Batch# 787613 **DEEDWARR**
01/11/2022 12:32:16 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20220111-0003467

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Stacey Perry
Affiant

Subscribed and sworn to before me, this 29th day of December, 2021.

M. Catherine Clearwaters
Notary Public

My commission expires: 1-6-25

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jared Lederhandler	**New Owner**	**172-12-0D-395.00CO**
7231 Althorp Way, #7		
Nashville, TN 37211		

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

Jeannine Morris, a widow, Jeanna Morris Payne, and Janet Grimes, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared Lederhandler

HEREINAFTER CALLED THE GRANTEES, THEIR 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 R-7 AS SHOWN ON EXHIBIT B2 & B5 TO THE SUPPLEMENTAL DECLARATION OF CHARTER, EASEMENTS, COVENANTS, AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO, THE TOWN CENTER HOMES) OF RECORD AS INSTRUMENT NO. 20050324-0032209, AS AMENDED AND SHOWN ON EXHIBIT A AND B-2 OF INSTRUMENT NO. 20050815-0096405, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALSO BEING A PART OF THE SAME PROPERTY SHOWN ON THE PLAN OF SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE, OF RECORD AS INSTRUMENT NO. 20050322-0031182 IN SAID REGISTER'S OFFICE.

Being the same property conveyed to Jeannine Anne Morris, unmarried by Warranty Deed, from, Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060509-0054378, dated May 5, 2006, Register's Office for Davidson County, Tennessee. This property being further conveyed to Jeannine Anne Morris, Jeanna Morris Payne, and Janet L. Grimes. as tenants in common with right of survivorship, by Quitclaim Deed, from Jeannine Anne Morris, of record in Instrument No. 20201211-0145247, dated December 4, 2020, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080526-0030439, Instrument No. 20080326-0030449, Instrument No. 20080403-0033974, Register's Office for Davidson County, Tennessee.
Master Deed of record in Instrument No. 20020315-0032825, amended in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No.
20060321-0032382, Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
DCCR for Lenox Village Town Center of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson

County, Tennessee.
Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20010412-0045831, Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7361, Page 230, Instrument No. 20020408-0042676, Instrument No. 20051213-0149579, Instrument No. 20051221-0152802, in the Register's Office for Davidson County, Tennessee.
Storm Drainage Agreement of record in Instrument No. 20020722-0087469, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record in Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, Instrument No. 20011106-0121932, Instrument No. 20011129-0130322, Instrument No. 20030923-014066 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20020501-0053757, re-recorded in Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
Rise and flow of Mill Creek
Water Main Easement of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
All matters of record in Instrument No. 20050322-0031182, in the Register's Office for Davidson County, Tennessee.

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 is improved (✓) unimproved (____) property known as 7231 Althorp Way, #7, Nashville, TN 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 GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 29th day of December, 2021.

Jeannine Morris

Jeanna Morris Payne

Janet Grimes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jeannine Morris, Jeanna Morris Payne, Janet Grimes, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2021.

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

File #: 21-910
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027