Karen Johnson Davidson County
Batch# 799422 DEEDWARR
02/02/2022 02:21:07 PM 3 pgs
Fees: $18.00 Taxes: $962.00

20220202-0012498

RANTY DEED

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

JM-VRES-22-7233-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Jennifer Hughes and Jay Hughes Living Trust dated April 6, 2021	**NEW OWNER**	
(NAME) **7233 Althorp Way**	(NAME)	**172-12-0D-416.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES R. WELLS AND ALISA C. WELLS, HUSBAND AND WIFE AND JULIE ALESE WELLS TODD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER HUGHES AND JAY HUGHES, TRUSTEES OF THE JENNIFER HUGHES AND JAY HUGHES LIVING TRUST DATED APRIL 6, 2021,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. S-14 as shown on Exhibit B2 & B5 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions of 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 as Exhibits 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 Alisa C. Wells and Charles R. Wells, a married couple and Julie Alese Wells, a single person by Warranty deed from Aileen Bennett and William J. Bennett, wife and husband of record in Instrument No. 20161004-0104820 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on October 04, 2016.

The said Julie Alese Wells has since married and is now known as Julie Alese Wells Todd.

The subject property was not the marital residence of Julie Alese Wells Todd.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Instrument No. 20050322-0031182, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, Supplemented in Instrument No. 20021226-0158459; Instrument No. 20031212-0178492, Instrument No. 20040526-0062221, Instrument No. 20050113-0005132, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, and Instrument No. 20060120-0007913, Amended in Instrument No. 20080326-0030449 Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20031212-017842, Instrument No. 20040526-0062220 corrected in Instrument No. 2005113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, 20060120-0007914 corrected in Instrument Nos. 20060221-00220352 and 20060309-0027423, Instrument No. 20060622-0074677, Amended in Instrument Nos. 20070103-0001284 and 20070830-0104306 (Residential Neighborhood of Lenox Village), Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B2" to the First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, in the Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed(s) for common areas of record in Instrument No. 20020510-0053757 Re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee
- Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230, Instrument No. 20050822-0099609 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060203-0013969 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7233 Althorp Way, S14, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF JANUARY, 2022.

Charles R. Wells

Alisa C. Wells

Julie Alese Wells Todd

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES R. WELLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2022.

Notary Public
My Commission Expires: 03/24/2025
(SEAL)

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISA C. WELLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2022.

Notary Public
My Commission Expires: 03/24/2025
(SEAL)

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE ALESE WELLS TODD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2022.

Notary Public
My Commission Expires: 03/24/2025
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212