Karen Johnson Davidson County
Batch# 803179 DEEDWARR
02/10/2022 10:31:03 AM 2 pgs
Fees: $13.00 Taxes: $1,015.65
20220210-0015525

G#35535-2

BOX #14

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$274,500.00.**<br><br>Affiant<br>Subscribed and sworn to before me, this the 9th day of February, 2022.<br><br>Notary Public<br>My commission expires: 12/14/24<br>(AFFIX SEAL) |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Timothy Dale McGee, Trustee** | **"New Owner"** | **181 02 0 A 031 00 CO** |
| **5895 Cane Ridge Road** | | |
| **Cane Ridge, TN 37013** | | |

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

**Jon Pennington, Sole Trustee of the Jennifer Wright Pennington Trust established under the Last Will and Testament of Thomas Guv Pennington, deceased**

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

**Timothy Dale McGee, Trustee of the Ridgemontpointe and Associates Living Trust U/A/D February 9, 2022**

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEE, OR HIS SUCCESSORS IN TRUST, 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 No. A-3 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.**

**BEING the same property conveyed to Jon Pennington, Sole Trustee of the Jennifer Wright Pennington Trust, established under the Last Will and Testament of Thomas Guv Pennington, deceased, by Warranty Deed dated February 28, 2018, from Johnny Mack Thomas Jr, James Douglas Thomas, Joe Randall Thomas, and Carrie Genai Altomare, devisees under the Last Will and Testament of Johnny Mack Thomas, Sr., deceased, of record in Instrument No. 20180301-0019572, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is 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 interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed**

**establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee;**

**2) Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558, in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C";**

**3) Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686, and amended in Instrument No. 20060606-0066938, in said Register's Office;**

**4) Stormwater Detention Agreement of record as Instrument No. 20060206-0014635, in said Register's Office;**

**5) Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, Pages 901 and 914, in said Register's Office;**

**6) Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, Page 579, and Book 2244, Page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, Page 299, in said Register's Office;**

**7) Access Easement Agreement of record as Instrument No. 20130215-0015739, in said Register's Office;**

**8) Grant of Easement to Comcast of Nashville I, LLC of record as Instrument No. 20150126-0007087, in said Register's Office;**

**9) Subject to the rights of others in and to the common areas and elements;**

**10) Subject to the lien for special assessments contained in the Declaration of Charter, Easements, Covenants and Restrictions, and the Master Deed Restrictions, as amended; and,**

**11) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.**

This is improved property, known as: **8211 Lenox Creekside Drive #A-3, Antioch, TN 37013**.

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 **9th** day of **February, 2022.**

**Jon Pennington, Sole Trustee of the**
**Jennifer Wright Pennington Trust**
**established under the Last Will and Testament**
**of Thomas Guv Pennington, deceased**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jon Pennington, Sole Trustee of the Jennifer Wright Pennington Trust established under the Last Will and Testament of Thomas Guv Pennington, deceased,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **February, 2022.**

**Notary Public**

**My Commission Expires:** 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY