Karen Johnson Davidson County
Batch# 804561 DEEDWARR
02/14/2022 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220214-0016379

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220139173** Whitney McElroy State of Tennessee Notary Public Williamson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Taylor L Pal Affiant Subscribed and sworn to before me, this 27th day of January, 2022. Notary Public My Commission Expires: 06-02-25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
IRA Innovations LLC FBO John Matthew Johns IRA P.O. Box 360750 Birmingham, AL 35236	SAME AS NEW OWNER	Tax Parcel ID No. 181-02-0A-045.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan M. Greene, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IRA Innovations LLC FBO John Matthew Johns IRA** ("Grantee"), it's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-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 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 Susan M. Greene, unmarried by Warranty deed from Regent Homes, LLC, a Tennessee Limited Company of record in Instrument No. 20081002-0100442 Register's Office for Davidson County, Tennessee, dated October 01, 2008 and recorded on October 02, 2008. (Value of consideration shown in aforementioned deed $148,100.00.)

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Exhibit Plat of Lenox Creekside, Phase 1, of record as Exhibits E1, E2 and E3, of record in Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, as supplemented in Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, Register' s Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, supplemented in Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Instrument No. 20060227-0022558, and also shown as Exhibit "B" of Instrument No. 20060306-0025686, Register' s Office for Davidson County, Tennessee, together with the By-Laws as Exhibit "C".
Rights of Way and Easements to Gulf Interstate Gas Co. of record in Book 2203, Page 579 and Book 2244, Page 11, Register's Office for Davidson County, Tennessee, in connection with General Warranty Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, Page 299, said Register' s Office.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, Page 914, Register' s Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20060206-0014635, Register' s Office for Davidson County, Tennessee.
Radon Mitigation System Agreement of record in Instrument Number 20190509-0043447 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8221 Lenox Creekside Dr #B-3 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2022.

Susan M. Greene

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan M. Greene, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

Tennessee Certification of Electronic Document

I, Andrew Sisson, 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 January 27, 2022 (date of document).

Affiant Signature

January 31, 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 31 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County

202202140016379