Karen Johnson Davidson County
Batch# 810937 DEEDWARR
02/24/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20220224-0021018

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 150
Nashville, TN 37215

CRT File No. 220239482

RACHEL GIVENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $291,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2022.

Notary Public
My Commission Expires: July 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Kennedy and Angelia Kennedy 7235 Althorp Way #9 Nashville TN 37211	New Owner	Tax Parcel ID No. 172 12 0D 425.00

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, **William R. Hendy, III and Terri Hendy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Kennedy and Angelia Kennedy, husband and wife**, ("Grantees"), its 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. T-9 as shown on Exhibit B2 & B6 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, in the Registers 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 William R. Hendy, III and Terri Hendy, Husband and Wife, by Warranty Deed from Nathan D. Clark, a Married Man and Jessica Clark of record in Instrument No. 20160711-0070927 in the Register's Office of Davidson County, Tennessee, Dated July 07, 2016 and recorded on July 11, 2016.

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 and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2 The Town Center Homes at Lenox Village, as recorded in Plat Instrument No. 20050322-0031182.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as amended in Instrument No. 20050815-0096405; Instrument No. 20070103-0001284; Instrument No. 20070830-0104306 and Supplemental Declaration recorded in Instrument No. 20021226-0158458; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220 and Correction recorded in Instrument No. 20050113-0005133 and Instrument No. 20050119-0006853; Instrument No. 20050324-0032209; Instrument No. 20060120-0007914 and correction recorded in Instrument No. 20060221-0020352 and

Instrument No. 20060309-0027423 and Instrument No. 20060622-0074677, Instrument No. 20060321-0032383 and Instrument No. 20080326-0030439.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Village, a Traditional Neighborhood Development Condominium of record in Instrument No. 20020315-0032825, as amended by instrument(s) of record in Instrument No. 20080326-0030449 and Supplemental Master Deed in Instrument No. 20021226-0158459; Instrument No. 20040526-0062221; Instrument No. 20060120-0007913; Instrument No. 20060321-0032382; also subject to easements, rights and interests 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. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20010703-0070464 and Instrument No. 20050407-0038449.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422.

Easement recorded in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7361, Page 230, Instrument No. 20020408- 0042673, Instrument No. 20020408-0042676 and Instrument No. 20020628-0078164.

This is improved property located at 7235 Althorp Way #9 Nashville TN 37211

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 11th day of February, 2022.

William R. Hendy, III

Terri Hendy

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William R. Hendy, III and Terri Hendy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of ~~February~~, 2022.

Notary Public
My Commission Expires: 3-29-2024

SUANN SCHEY
MY COMMISSION EXPIRES MARCH 29, 2024
#GG 936083
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-11-22.

Affiant Signature

2-14-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 14 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY