WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
This instrument prepared by: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3299830 ***Return to:*** SYDNEY LASCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	The actual consideration or value for this transfer, whichever is greater, is $ 372,500.00 . Affiant Subscribed and sworn to me, this the 24 day of February. 20 2022 Notary Public My commission expires: 1/14/26
Property Address: 8254 Persia Way Nashville, TN 37211	**Parcel ID:** 172-12-0D-467.00
Property owner: SS and KP LLC 104 Carphilly Circle Franklin, TN 37069	**Mail tax bills to:** 3940 N Ravenswood Chicago, IL 60613

THIS INDENTURE is made effective the 24th day of February, 20 22, by **Kyle T. Handler, a single man,** First Parties, for the purpose of conveying the premises described herein to Steven W. Stroud, a married man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 513 on the Final Subdivision Plat of Town Center Homes at Lenox Village, Section III of record at Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle T. Handler, a single man, by Warranty Deed dated October 11, 2018 from Corey Hadden and Kylie Orcutt, husband and wife, recorded October 15, 2018 at Instrument No, 20181015-0101684, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 817103 DEEDWARR
03/08/2022 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,378.25
20220308-0026059

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

The premises herein 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 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 Town Center Homes at Lenox Village of record at Instrument No. 20020315-0032825, as supplemented at Instrument Nos. 20021226-0158459; 20040526-0062221; 20060321-0032382; 20060120-0007913 and 20080326-0030449; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plats recorded at Instrument No. 20060118-0006550 and as an Exhibit of Instrument No. 200601220-0007914, as corrected at Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20020315-0032826, as supplemented at Instrument Nos. 20031212-0178492 and 20060120-0007914, and as corrected at Instrument Nos. 20060221-0020352 and 20060309-0027423; Subject to Charter of the Lenox Village Town Center Association, Inc., of record at Instrument No. 20031016-0153550; Subject to Stormwater Detention Agreement of record at Instrument No. 20051221-0152802; Subject to Agreements for Dedication of Easement Water Mains and Appurtenances of record at Instrument Nos. 20030828-0125179 and 20030828-0125180 and Subject to Ingress Egress Easements of record in Book 3399, Page 425; Book 5332, Page 155, and Book 5334, Page 866, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 22, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kyle T Handler

Kyle T. Handler

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kyle T. Handler**, 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 SEAL AT OFFICE, in Davidson County, this the 20th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 03-06-2024

JAMES F. MURPHY, JR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on February 24, 2022.

Affiant Signature

2.24.22

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 24 day of February, 2022.

Christina Indrei

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY