WARRANTY DEED

Karen Johnson Davidson County
Batch# 831985 DEEDWARR
03/30/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220330-0037072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Rachel Main
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MARCH 2022

Lori Patterson
Notary Public

MY COMMISSION EXPIRES: 1-15-2024

(AFFIX SEAL)

LORI PATTERSON NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Gore & Reynolds, PLLC
Stewart Title Company Tennessee Division
5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel C. Urchell and Kathy L. Urchell, Co-Trustees of the Revolcable Living Trust of Daniel C. Uchell dated October 22, 2008 and the Revocable Living Trust of Kathy L. Urchell dated October 22, 2008.	New Owner	173090A25900CO
(NAME)	(NAME)	
8610 Gauphin Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, I **Staci E. Lynn, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Daniel C. Urchell and Kathy L. Urchell, Co-Trustees of the Revolcable Living Trust of Daniel C. Uchell dated October 22, 2008 and the Revocable Living Trust of Kathy L. Urchell dated October 22, 2008.,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 200 on the Plan of Phase "E", Lenox Village, Urban Design Overlay, of record in Instrument No. 20040109-0003952, said Registers Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Staci E. Lynn, an unmarried woman by Warranty Deed from Randall L. Melvin and wife, Tara N. Melvin, dated 12/18/2014 and recorded 12/19/2014, of record in Instrument 201412190116587, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument 200401090003952, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 200203150032825, and amended and or made applicable as Document No. Instrument 200212260158459, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 200203150032826, and Supplemental Declarations recorded in Instrument 200212260158458, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded 09/24/1987 of record in Book 7361, Page 230 and Instrument 200204080042676, Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Neighborhood Association, Inc, of record in Instrument 200204120045831, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8610 Gauphin Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 17th day of March 2022

Staci E. Lynn

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Staci E. Lynn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of March, 2022.

Notary Public:
My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, do hereby make oath that I am a licensed attorney and/or 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 March ~~Feb~~ 17th RM, 2022.

Affiant
Date: March 22, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of March, 2022.

Notary Public

My Commission Expires:
3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON