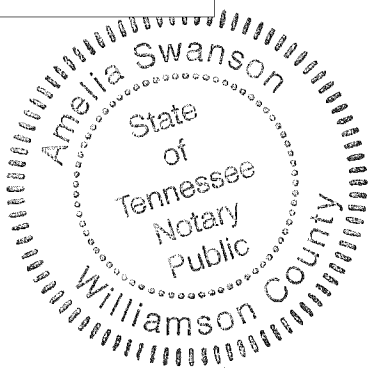
Karen Johnson Davidson County
Batch# 848878 DEEDWARR
05/02/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220502-0050406

TY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 4/24/2023

(AFFIX SEAL)

MST 2022-0418

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Rose Wyer and Steven Charles Wyer and Barbara Lynn Wyer	Mortgage Investors Group, a General Partnership	181-02-0A-166.00-CO
(NAME)	(NAME)	
8511 Burnham Lane Unit J7	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lauren M. Levisohn f/k/a Lauren Michelle Edwards, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Rose Wyer , unmarried woman and Steven Charles Wyer and Barbara Lynn Wyer, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. J-7 of Lenox Creekside, Phase III, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Amendment to First Supplement to the Master Deed for Lenox Creekside, Phase II of record in Instrument Number 20080808-0081967, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record in Instrument No. 20060306-0025686, as amended in instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Lauren Michelle Edwards, Unmarried by Warranty deed from Carlos Nelson and Carmen Nelson, Husband and Wife of record in Instrument No. 20190415-0034039 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 15, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. 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, Phase II of record in Instrument Number 20060306-0025686, as amended by Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 & Instrument No. 20080808-0081967. , Register's Office for Davidson County, Tennessee. Charter for HOA of record in Instrument Number 20060227-0022558, in the Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-025686 in said Register's Office, together with By-Laws as Exhibit "C". Stormwater Detention Agreement of record in Instrument Number 20060809-0097652., in the Register's Office for Davidson County, Tennessee. Right of Way Easement to United Telephone Company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee. Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024., in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee. Right of Way and Easements in favor of Gulf Interstate Gas Co of record in Book 2203, Page 579, and in connection with Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 8511 Burnham Lane Unit 7, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 7th DAY OF APRIL, 2022.

Lauren Michelle Levisohn f/k/a Lauren Michelle Edwards

Julianne Levisohn joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

Julianne Levisohn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lauren Michelle Levisohn and Julianne Levisohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of April, 2022.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

True Copy Certification

I, Yvette Meldrum, 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 April 21, 2022.

Signature
April 21, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this April 21, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025