Karen Johnson Davidson County
Batch# 859730 DEEDWARR
05/20/2022 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,409.70
20220520-0058934

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $381,000.00

J. E. Howell
Affiant

Subscribed and sworn to before me this 16th day of May, 2022.

Kimberly D Hicks
Notary Public
My commission expires: 1-21-26

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joseph Eric Howell		172-12-0D-536-00
8105 Hildale Dr.	New Owner	
Brentwood, TN 37027		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Gilbert N. Nash, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Joseph Eric Howell, an unmarried man** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 802 as shown on Exhibit "B" 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, at Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for Davidson County, Tennessee; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050332-0031182 as revised by Instrument No. 20061103-0136911, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gilbert N. Nash, a single man by deed from Daniel Long and wife, Elizabeth Long, and Gerald D. Long of record in

Instrument No. 20160504-0043930, Register's Office for Davidson County, Tennessee, and dated April 29, 2016.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Lenox Village of record in Instrument No. 20060622-0074677 and matters on the plan of record in Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 Register's Office for Davidson County, Tennessee.

9. Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422 Register's Office for Davidson County, Tennessee.

10. Stormwater Detention Agreement of record in Instrument No. 20050822-0099609 Register's Office for Davidson County, Tennessee.

11. Charter of Lenox Village Town Center Association of record in Instrument No. 20031016-0153550 Register's Office for Davidson County, Tennessee.

12. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other common Maintenance Parcels of record in Instrument No. 20031212-0178492 and made applicable by Instrument No. 20050324-0032209 and amended by Instrument No. 20050815-0096405 Register's Office for Davidson County, Tennessee.

13. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20020315-0032826 and Supplemented in Instrument No. 20060622-0074677 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 505 Saint Jules Lane, Nashville, TN 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of May, 2022.

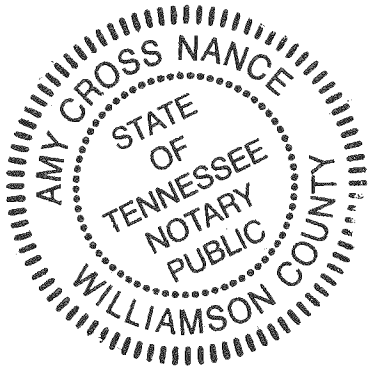
Gilbert N. Nash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2022, before me personally appeared Gilbert N. Nash, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2022.

Notary Signature
My commission expires: 2/12/23



Certificate of Authenticity

I, Blake Harris Reynolds, 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 05/16/2022.

Date

Affiant Signature

05/16/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of May, 2022.

Notary's Signature

My Commission Expires: 7/9/2025
Date

Notary's Seal (if on paper)

JILL Y. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY