Karen Johnson Davidson County
Batch# 869845 DEEDWARR
06/13/2022 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220613-0066760

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd
Ste. 140
Franklin, TN 37067
File No. 20227198

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$310,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3rd day of June, 2022.

Notary Public
My Commission Expires: 9-6-22

DIANA K. HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 3rd day of June, 2022, among:

STEPHEN C. LUNN, A MARRIED PERSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOHN MICHAEL PAHLAVAN, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being in Building "N", known as Unit N-2, of Lenox Creekside, Phase VII, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium for of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record in Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466, and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Walter P. Burgess, Jr. and Jennifer Donoso, husband and wife by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160629-0066239 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 29, 2016.

Being the same property conveyed to Timothy D. Mendoza, a married man by Warranty Deed from Walter P. Burgess, Jr. and Jennifer Donoso, husband and wife of record in Instrument No. 20200928-0111469 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 28, 2020.

Being the same property conveyed to Hunter Batson, a married man by Warranty Deed from Timothy D. Mendoza, a married man of record in Instrument No. 20210615-0080153 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 15, 2021.

Being the same property conveyed to Stephen C. Lunn, a married person by Warranty Deed from Hunter Batson, a married man of record in Instrument No. 20211216-0166078 Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 16, 2021.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Stephen C. Lunn

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Stephen C. Lunn, the within named bargainor(s), 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 this 3rd day of June, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: John Michael Pahlavan
Address: 8131 Lenox Creekside Drive Unit 2
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: New owner
Address: _____
City, State, Zip: _____

Tax ID: 181-02-0A-217.00-CO

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 6-3-22.

Affiant Signature

6-6-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202206130066760