Karen Johnson Davidson County
Batch# 876201 DEEDWARR
06/23/2022 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $955.34
20220623-0071702

Prepared by:
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Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $258,200.00

Affiant

Subscribed and sworn to before me this 17 **day of June, 2022.**

Notary Public
My commission expires: _____

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Cassidy Ann Gephart 8231 Lenox Creekside Dr., #14 Antioch, TN 37013	Same	181-02-0A-070-00

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 **Andrew P. Sullivan, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Cassidy Ann Gephart, a single woman and Joseph Gregory Busher, a married man, as Tenants in common with the rights of survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. C-14 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said Unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Andrew P. Sullivan, an unmarried person, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080114-0004187, Register's Office for Davidson County, Tennessee, and dated January 11, 2008.

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 Creekside of record in Instrument No. 20060606-0066938 Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement of record in Instrument No. 20060206-0014635 Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 9487 Pages 901 and 914 Register's Office for Davidson County, Tennessee.

11. Right of Way and Easements to Gulf Interstate Gas Company of record in Book 2203 Page 579 and Book 2244 Page 11 Register's Office for Davidson County, Tennessee. In connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems of record in Book 2875 Page 299, said Register's Office.

12. Charter of Lenox Creekside Condominium Owners Association of record in Instrument No. 20060227-0022558 Register's Office for Davidson County, Tennessee.

This property is improved property known as 8231 Lenox Creekside Drive, #14, Antioch, TN 37013

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 17th day of June, 2022.

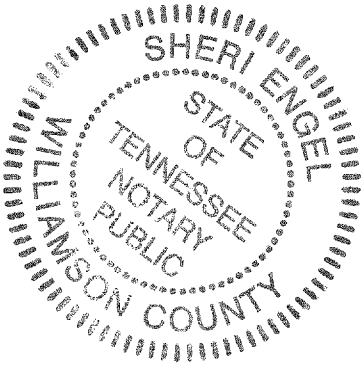
Andrew P. Sullivan

202206230071702

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2022, before me personally appeared Andrew P. Sullivan, 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 17th day of June, 2022.



Notary Signature
My commission expires: 12-18-2023

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 JUNE 17, 2022.

Date

Affiant Signature

6/17/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

