THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641401**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$305,000.00~~. Affiant Subscribed and sworn to before me, this 30th day of June, 2022. Notary Public My Commission Expires: 6/22/26

Karen Johnson Davidson County
Batch# 884331 DEEDWARR
07/06/2022 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220706-0077611

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip A Allen 8043 Bienville Drive Z7 Nashville TN 37211	New Owner	Tax Parcel ID No. 172 12 0D 527.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer L. Norsworthy now known as Jennifer Hale, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip A. Allen**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. Z-7 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, A Traditional Neighborhood Development annexing additional property known as The Town Center Homes at Lenox Village, Section III, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section III, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Jennifer L. Norsworthy, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20061102-0136413, in the Register's Office of Davidson County, Tennessee, dated October 31, 2006 and recorded on November 02, 2006.

Scott Andrew Hale joins in this conveyance to convey any interest he may have in the subject property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Town Center Homes at Lenox Village, Section III, as recorded in Instrument No. 20060118-0006550.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Village, A Traditional Neighborhood Development Condominium of record in Instrument No. 20020315-0032825, as amended by instrument(s) of record in Supplemental recorded in Instrument Nos. 20060120-0007913 and 20060321-0032382 and Amendment recorded in Instrument No. 20080326-0030449.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 and Supplemental recorded in Instrument Nos. 20031212-0178492; 20040526-0062220; 20060120-0007914 and 20060321-0032383 and Correction recorded in Instrument

Nos. 20060221-0020352; 20060309-0027423 and Amendment recorded in Instrument Nos. 20070103-0001284; 20070830-0104306 and 20220228-0022407.

Easement for Ingress and Egress, recorded in Book 3399, Page 425; Book 5332, Page 155 and Book 5334, Page 866.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20030828-0125179 and Instrument No. 20030828-0125180.

Easement for Drainage Easement and Maintenance Agreement for Detention Facilities, recorded in Instrument No. 20150817-0082475.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051221-0152802.

This is improved property located at 8043 Bienville Drive Z7 Nashville TN, 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2022.

Jennifer L. Norsworthy NKA Jennifer Hale

Scott Hale

Scott Andrew Hale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer L. Norsworthy NKA Jennifer Hale and Scott Andrew Hale**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 6/30/2022 (date of document).

Jill Swicegood
Affiant Signature

7/5/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of July, 2022.

Michelle Pepper
Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

