WARRANTY DEED

Karen Johnson Davidson County
Batch# 885360 DEEDWARR
07/07/2022 10:50:41 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220707-0078375

Y-CRE-22-8142

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Tara Hasenour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2022.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tara Hasenour	**New Owner**	
(NAME) **8142 Lenox Creekside Drive**	(NAME)	181-02-0A-275.00-CO
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN R. PARKER AND DANA MARIE PARKER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TARA L. HASENOUR, A SINGLE WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Townhome Unit No. 31 of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as 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 Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938 in said Register's Office; said Units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Kevin R. Parker, an unmarried man by Warranty deed from Dallas Williams Dowell (FKA Tabatha Williams AKA Tabatha Dallas Williams) and Nathaniel Dowell, wife and husband of record in Instrument No. 20170818-0085204 Register's Office for Davidson County, Tennessee, dated August 17, 2017 and recorded on August 18, 2017.

Kevin R. Parker having since married. Dana Marie Parker joins in to convey any marital interest she has in subject property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I of record in Instrument Number 20060306-0025686 and amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20060227-0022558, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
- Rights of Way and Easements to Gulf Interstate Gas Co. in Book 2203, Page 579 and Book 2244, Page 11, said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, Page 299, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, page 914 and Book 11338, page 743, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement for United Telephone Company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20130215-0015739, in the Register's Office for Davidson County, Tennessee.

- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20150126-0007087, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8142 Lenox Creekside Drive, Antioch, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1ST DAY OF JULY, 2022.

Kevin R. Parker by Dana Marie Parker, Attorney-in-Fact

Kevin R. Parker by Dana Marie Parker,
Attorney-In-Fact

Power of Attorney filed in Instrument No. 20220707-0078374, **Register's Office for Davidson County, Tennessee.**

Dana Marie Parker

Dana Marie Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA MARIE PARKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN R. PARKER, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN R. PARKER.

Witness my hand and official seal, this the 1st of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANA MARIE PARKER, the within named bargainor, 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 the 1st of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212