Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641467

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 890091 DEEDWARR
07/18/2022 10:41:52 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220718-0081887

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson TN

The actual consideration or value, whichever is greater, for this transfer is: $330,~~000.00~~.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2022.

Taylor Hubbard
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Strock and Jodi Strock 12000 Toll House Cir., Apt. 12216 Franklin, TN 37064	New Owner	Tax Parcel ID No. 181 02 0A 236.00

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, **Kent Gallaher and Marsha Gallaher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Strock and Jodi Strock, husband and wife**, ("Grantees"), their 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. O-7, of Building "O" of Lenox Creekside, Phase 6, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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. 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 units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Kent Gallaher and Marsha Gallaher, husband and wife, by Warranty Deed from Paul V. Monaci and Wendy D. Monaci, husband and wife, of record in Instrument No. 20190710-0067016, in the Register's Office of Davidson County, Tennessee, dated July 08, 2019 and recorded on July 10, 2019.

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.

Taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary, Sugar Valley, R20 Residential P.U.D, as recorded in Plat Book 9700, Page(s) 374.

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 Creekside, Phase VI Condominium of record in Instrument No. 20060306-0025686, as amended by instrument(s) of record in Instrument No. 20060606-0066938, as Supplemented in Instrument No. 20070801-0091466 and further amended in Instrument No. 20080808-0081967; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Right of Way, recorded in Book 2203, Page 579, Book 2244, Page 11, Book 2875, Page 299 and Instrument No. 20070503-0053020.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9487, Page 901, Book 9487, Page 914 and Book 11338, Page 743.

Easement for Conservation Greenway, recorded in Instrument No. 20130103-0001024.

Easement for Access, recorded in Instrument No. 20130215-0015739.

Easement for Comcast, recorded in Instrument No. 20150126-0007087.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060206-0014635 and Instrument No. 20060809-0097652.

This is improved property located at 8121 Lenox Creekside Drive #7 Antioch TN 37013

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 13th day of July, 2022.

Kent Gallaher

Marsha Gallaher

STATE OF Texas)
COUNTY OF Lubbock)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kent Gallaher and Marsha Gallaher, 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 13th day of July, 2022.

Notary Public

Notary Public Tammy L. Shugart
My Commission Expires: 11-11-2024

TAMMY L. SHUGART
Notary Public
STATE OF TEXAS
Notary I.D. 11416327
My Comm. Exp. Nov. 11, 2024