Karen Johnson Davidson County
Batch# 890709 DEEDWARR
07/19/2022 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,953.60
20220719-0082384

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

B-BR-22-8916

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)
Dane Felix and Catherine Felix	SWBC Mortgage Corp.	
(NAME) **8916 Lyman Lane**	(NAME) 7091 old Harding Pike #101	**173-09-0A-483.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Nashville, TN 37221	
(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, **MICHAEL ROSS AND ELIZABETH ROSS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANE FELIX AND CATHERINE FELIX, HUSBAND AND WIFE,** 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 Lot No. 465 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Ross and Elizabeth Ross, husband and wife by Warranty deed from Kimberly D. Harris, a single woman of record in Instrument No. 20120731-0067463 Register's Office for Davidson County, Tennessee, dated July 24, 2012 and recorded on July 31, 2012. Michael Ross and Michael A Ross being one in the same person. Elizabeth Ross and Elizabeth M R Ross being one in the same person.

This conveyance is subject to:
• Taxes for the year 2022, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974 and Instrument No. 20080403-0033975, Register's Office for Williamson County, Tennessee.
• Stormwater Detention Agreement(s) of record in Book 7361, Page 230, Instrument No. 20020408-0042676 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
• By Laws of record in Instrument Number 20020315-0032826, in the Register's Office for Davidson County, Tennessee.
• DCCR for Lenox Village Town Center of record in Instrument Number 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
• Storm Drainage Agreement of record in Instrument Number 20020722-0087469, in the Register's Office for Davidson County, Tennessee.

• Sewer Easement of record in Instrument Number 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
• Deed to HOA of record in Instrument Number 20020501-0053757 and re-recorded Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
• Charter for Homeowners Association of record in Instrument No. 20020412-0045831, Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7316, Page 230, Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20011106-0121932, Instrument No. 20030923-0140666 and Instrument No. 2011129-0130322, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20041229-0154223, 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: **8916 Lyman Lane, Nashville, Tennessee 37211**.

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 18th DAY OF JULY, 2022.

Michael Ross by Adam Jefferson, Attorney in Fact

Elizabeth Ross by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, 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 MICHAEL ROSS AND ELIZABETH ROSS, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL ROSS AND ELIZABETH ROSS.

Witness my hand and official seal, this the 18th 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

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7-18-22 (date of document).

Affiant Signature

Date: 7-18-22

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of July, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

