WARRANTY DEED

Karen Johnson Davidson County
Batch# 920489 DEEDWARR
09/22/2022 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220922-0105461

STATE OF GEORGIA
COUNTY OF Chatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason A. Chapman	New Owner	Parcel ID: 181-02-0A-182.00CO
(NAME) 8150 Lenox Creekside Drive #9	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tiffini Rahn, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason A. Chapman, a single man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit K-9 of Lenox Creekside, Phase 10, 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, and 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 Tiffini D. Rahn, married, her sole and separate property, by Warranty Deed from Kristine Dinnen, an unmarried woman, dated October 1, 2018 and recorded October 3, 2018 in Instrument No. 20181003-0098135, in the Register's Office for Davidson County, Tennessee. Tiffini D. Rahn, now unmarried pursuant to the terms of the Final Decree, Ahmed Fares was divested of any interest in subject property, Case No. 18D2002, Circuit Court, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8150 Lenox Creekside Drive #9, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 19 day of September, 2022

Tiffini Rahn

STATE OF GEORGIA

COUNTY OF Chatham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tiffini Rahn, a single person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of September, 2022.

Notary Public

My Commission Expires: 07/26/2026

(SEAL)

KYSHAWNA MORELL
Notary Public, Georgia
Effingham County
My Commission Expires
July 26, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 9/19/2022.

Affiant Signature

9/22/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/22/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON