Return to:

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 955521 DEEDWARR
12/28/2022 10:59:17 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20221228-0133087

#2302

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
KAREN B. MAZZE AND Shanker KRISHNAN	New Owner	Map 173-09-0A-
2102 WILLOWMET DRIVE		Parcel 029.00CO
BRENTWOOD, TN 37027		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **JOHN C. PHOMMAVONGSA,** unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **KAREN B. MAZZE AND SHANKER KRISHNAN,** wife and husband, (The "Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Lenox Village, Section One, a Planned Unit Development, on the Plan of record in Instrument No. 20020319-0033866, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John C. Phommavongsa by warranty deed dated February 11, 2014 from Stuart Edison May, unmarried of record in Instrument No. 20140218-0013811, said Register's Office.

This conveyance is subject to the following:

1. 2023 Taxes, not yet due and payable and assumed by Grantees.
2. Restrictions of record in Instrument Nos. 20020315-0032826, 20021226-0158458, 20031212-0178492, 20040526-006220, 20050113-0005133, 20050119-0006853, 20050324-0032209, 20060321-0032383, 20070103-0001284, 20070830-0104306 and in Instrument No. 20080326-0030439, said Register's Office.
3. Any and all matters appearing on the Plan of record in Plat Instrument No. 20020319-02338664, said Register's Office.

This is improved property ~~commonly known~~ as **7100 Lenox Village Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $405,000.00.

Katie Bradley
Affiant

Subscribed and sworn to before me this 22nd day of December, 2022.

Notary public:
My commission expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of December, 2022.

John C Phommavongsa
JOHN C. PHOMMAVONGSA

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN C. PHOMMAVONGSA** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 22nd day of December, 2022.

Judy Painter-Rose
Notary Public
My Commission Expires: 10/14/2026

JUDY PAINTER-ROSE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON