THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230143330**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 20th day of January, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 963297 DEEDWARR
01/23/2023 09:38:38 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230123-0004996

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Romersa and Chadawarin Romersa 1122 Ridgeview Drive Nashville, TN 37220	John Romersa and Chadawarin Romersa 1122 Ridgeview Drive Nashville, TN 37220	Tax Parcel ID No. 173 09 0A 363.00

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, **Daniel Robert Cox, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Romersa and Chadawarin Romersa, 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 Lot No. 297 on the Plan of Phase Five, Lenox Village, of record in Plat Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Robert Cox, an unmarried man, by Quitclaim Deed from Andrea Gail Miller fka Andrea Miller-Cox, an unmarried woman, of record in Instrument No. 20210809-0106673, in the Register's Office of Davidson County, Tennessee, dated August 03, 2021 and recorded on August 09, 2021.

Being the same property conveyed to Daniel Cox, and wife Andrea Miller-Cox, by Warranty Deed from Toum Stacy, unmarried, of record in Instrument No. 20160608-0057902, in the Register's Office of Davidson County, Tennessee, dated May 27, 2016 and recorded on June 08, 2016.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Five, Lenox Village, as recorded in Plat Instrument No. 20050120-0007427.

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 Village, A Traditional Neighborhood Development Condominium of record in Instrument No. 20020315-0032825, as Supplemented in Instrument Nos. 20021226-0158459, 20040526-0062221, 20060120-0007913, 20060321-0032382 and Amended in Instrument No. 20080326-0030449; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 as Supplemental Declaration recorded in Instrument No. 20021226-0158458; Instrument No. 20040526-0062220 as Corrected in Instrument No. 20050113-0005133; Instrument No. 20050324-0032209; Instrument No. 20060120-0007914; Instrument No. 20060321-0032383; Amendment recorded in Instrument No. 20050815-0096405; Instrument No. 20070103-0001284; Instrument No. 20070830-0104306 and Instrument No. 20220228-0022407.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for detached structure recorded in Instrument No. 20050318-0029858.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040305-0025146.

This is improved property located at 7039 Sunnywood Drive Nashville TN 37211

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 19th day of January, 2023.

Daniel Robert Cox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Robert Cox, 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 19th day of January, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025