WARRANTY DEED

ALEXIS STEELMAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File #23-PA-9002-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: February 24, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 966065 DEEDWARR
01/31/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,341.25
20230131-0007207

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandra P. Luxama	~~New Owner~~ U.S. Bank, N.A.	
(NAME)	(NAME)	
9002 Rigden Mill Drive	4801 Frederica Street	**173 09 0A 514.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42301	
(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, **SHANNON GRACE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDRA P. LUXAMA, A SINGLE WOMAN,** 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 447, Phase Seven, Lenox Village, as shown on plat of record in Instrument No. 20051028-0130418, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon Grace, a single woman, by Warranty Deed from Stephen Strickhausen, Alyson E. Strickhausen, husband and wife, E. Wayne Williams, and Carol A. Williams, husband and wife, of record in Instrument No. 20130402-0032584, in the Register's Office of Davidson County, Tennessee, dated April 02, 2013 and recorded on April 02, 2013. Also see Scrivener's Affidavit recorded in Instrument No. 20130815-0085708, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Seven, Lenox Village, as recorded in Instrument No. 20051028-0130418.

*Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 and Supplemental Master Deed recorded in Instrument No. 20060321-0032382.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 and Supplemental recorded in Instrument No. 20060321-0032383.

*Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument Nos. 20010918-0100849 and 20010918-0100851.

*Stormwater Detention Agreement as set forth in instrument recorded in Book 7361, Page 230; Instrument Nos. 20041229-0154223; 20020408-0042676 and 20050822-0099609.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **9002 Rigden Mill Drive, Nashville, TN 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 31st day of January, 2023.

Shannon Grace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2023, before me personally appeared Shannon Grace, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 January 31, 2023

Affiant Signature

January 31, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 31st day of January, 2023.

Notary Public

(SEAL)

My Commission Expires: February 24, 2026

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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