Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 976019 **DEEDWARR**
03/02/2023 09:28:06 AM 2 pgs
Fees: $13.00 Taxes: $1,354.20

20230302-0014889

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 366,000.00.

Affiant

Subscribed and Sworn before me this 17th day of February , 2023.

Notary Public
My commission expires: 7.9.24

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Kathryn Seal 8628 Gauphin Place Nashville, TN 37211	New Owner	173-09-0A-429-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marlowe Hillyer, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kathryn Seal, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain Tract of Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 368, on the Plan of Revision to Lots 367 through 383 and Open Space "A", Phase Six. a Planned Unit Development, Lenox Village, of record in Instrument No. 20050617-0069532, 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 Marlowe Hillyer, an unmarried woman, by Warranty Deed dated August 07, 2020 from Jennifer L. Johnson, an unmarried woman, of record in Instrument No. 20200826-0096880, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Instrument No. 20050617-0069532, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions, Restrictions, Charter, Easements and By-Laws of Lenox Village, , of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.

Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development of record in Instrument No, 20020315- 0032825, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020408-0042676, said Register's Office.

Charter of Lenox Village Neighborhood Homeowners Association, Inc., of record in Instrument No. 20020412-0045831, said Register's Office.

Grant of Easement to Comcast of Nashville 1, LLC, of record in Instrument No. 20130916-0097049, said Register's Office.

This is [x] improved [ ] unimproved property known as 8628 Gauphin Place, Nashville, TN 37211 .

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 17th day of February , 2023.

Marlowe Hillyer

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 17th day of February, 2023, before me personally appeared Marlowe Hillyer, 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 17th day of February, 2023.

Notary Signature
My commission expires: 01/21/26

F W ROSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES 01/21/2026