Karen Johnson Davidson County
Batch# 983446 DEEDWARR
03/22/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230322-0020867

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1015-LV

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2023.

Notary Public
My Commission Expires: 3/12/2024

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terry Ward and Cheryl B. Ward 8050 Powells Chapel Road Murfreesboro, TN 37129	Terry Ward and Cheryl B. Ward 8050 Powells Chapel Road Murfreesboro, TN 37129	181-02-0A-253-00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Emily Word, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Terry Ward and Cheryl B. Ward, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. P-10, of Lenox Creekside, Phase 5, 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 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Emily Word, a single woman by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company of record as Instrument No. 20170314-0024994 in the Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 14, 2017.

This is improved property located at: **8601 Peckham Lane, Unit P-10, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 15th day of March, 2023.

GRANTOR:

Emily Word

Emily Word

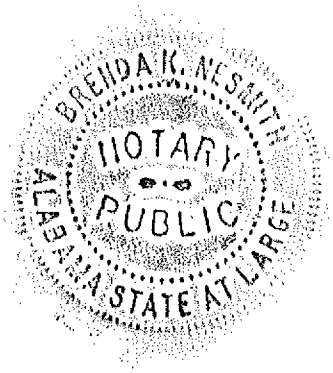
STATE OF Alabama
COUNTY OF marshall

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily Word, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of March, 2023.

Brenda K. NSmith

Notary Public
My Commission expires: 18 June 2025



202303220020867

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/15/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 3/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

