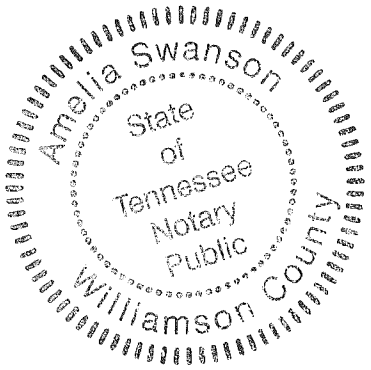
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,529.00

Paige R Levy, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES: 4/24/23

(AFFIX SEAL)

MST 2023-0125

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany M. Baxter	Liberty Federal Credit Union, a Federal Credit Union	172-12-0D-019.00-CO
(NAME)	(NAME)	
7003 Lenox Village Drive #B-9	4401 Theater Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Evansville, IN 47715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 993231 DEEDWARR
04/18/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,004.66
20230418-0028577

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Paige R. Levy, Trustee of the Paige R. Levy Living Trust dated February 27, 2020,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany M. Baxter, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B-9, on the Plan of Section One, The Town Center Homes at Lenox Village, as established by the Master Deed of record in Instrument No. 20020315-0032825, as amended in Instrument No. 20021226-0158459, and shown as Exhibit "B" of the Supplement of record in Instrument No. 20031212-0178492, and as shown on the plan of record in Instrument No. 20031120-0169460, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paige Levy, married by Warranty deed from Erika Forth, unmarried of record in Instrument No. 20161017-0109428 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 17, 2016.

Being the same property conveyed to Paige R. Levy, Trustee of the Paige R. Levy Living Trust dated February 27, 2020 by Quitclaim deed from Paige Levy, married of record in Instrument No. 20200317-0029252 Register's Office for Davidson County, Tennessee, dated February 27, 2020 and recorded on March 17, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20031120-0169460, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to

the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village, a Traditional Neighborhood Development of record in Instrument Number 20020315-0032825, as supplemented in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20060321-0032383, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee. Charter for Lenox Village Neighborhood Assn. Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, Page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 7003 Lenox Village Drive #B-9, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 17th DAY OF April, 2023.

Paige R. Levy Living Trust dated February 27, 2020

BY: Paige R. Levy, Trustee

Paige R. Levy, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Paige R. Levy, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustee of The Paige R. Levy Living Trust dated February 27, 2020, the within named bargainor, as Trust, and Paige R. Levy, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustee of said Trust.

Witness my hand and official seal at office, on this the 17th day of April, 2023

Notary Public

My Commission Expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 April 17, 2023.

Affiant Signature _____

April 17, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of April 2023.

_____
Notary's Signature

MY COMMISSION EXPIRES: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024