WARRANTY DEED

Karen Johnson Davidson County
Batch# 993239 DEEDWARR
04/18/2023 03 19 58 PM 2 pgs
Fees $13 00 Taxes $958 30

20230418-0028589

JM-RA-23-141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES. 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Melissa H. Cox and Thomas V. Cox	**NEW OWNER**	
(NAME)	(NAME)	**086-14-0A-141.00-CO**
141 Thistle Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **ANDREW J. LOVELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA H. COX AND THOMAS V. COX, WIFE AND HUSBAND,** 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·

Being Unit No 141 on the Plan of Stage Two, Hermitage Meadows, of record in Book 5200, page 682, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description thereof

Being the same property conveyed to Andrew J Lovell, unmarried by Warranty deed from Susan Q McDonald, unmarried of record in Instrument No. 20171205-0123943 Register's Office for Davidson County, Tennessee, dated November 29, 2017 and recorded on December 05, 2017

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 6034, Page 365, amended in Instrument No. 20170210-0013943 and Scrivener's Affidavit recorded in Instrument No. 20170320-0026618, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6134, Page 383, Book 7660, Page 612; Instrument No. 20010327-0029002, and Instrument No. 20180904-0087326, in the Register's Office for Davidson County, Tennessee
- Charter of record in Book 6034, Page 376, Book 7466, Page 25 and Book 8275, Page 843, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 6158, Page 931, Book 6209, Page 548; and Book 6668, Page 54, in the Register's Office for Davidson County, Tennessee.
- Easement to Cumberland Water Company of record in Book 4419, Page 230, in the Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water Company of record in Book 6339, Page 780 and Book 6387, Page 949, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20121114-0104689, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **141 Thistle Lane, Hermitage, Tennessee 37076**.

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 14th DAY OF APRIL, 2023

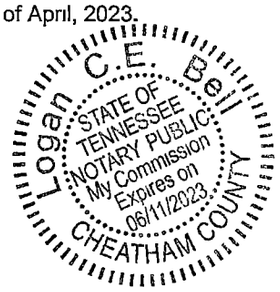
Andrew J Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW J. LOVELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 14th of April, 2023.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212