WARRANTY DEED

Karen Johnson Davidson County
Batch# 999563 DEEDWARR
05/04/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20230504-0033188

File #2023-0118

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $296,000.00.

Affiant

Subscribed and sworn to before me on April 24, 2023.

NOTARY PUBLIC
My Commission Expires: 4/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Rachel Medina 8131 Lenox Creekside Drive, Unit N-10 Antioch, TN 37013	New Owner	181-02-0A-225.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALLISON LEANNE HELENA YOUNG, AN UNMARRIED WOMAN,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RACHEL MEDINA, SINGLE**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. N-10, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 7, a horizontal property regime established by Master Deed of record Instrument No. 20060306-0025686 and amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Lenox Creekside Phase 7 attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to ALLISON LEANNE HELENA YOUNG, AN UNMARRIED WOMAN, by Warranty Deed from LENOX VILLAGE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160324-0027820, dated March 10, 2016, said Register's Office.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 8131 Lenox Creekside Drive, Unit N-10, Antioch, TN 37013.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on April 27th, 2023.

Grantor:

Ⓧ Allison Leanne Helena Young
Allison Leanne Helena Young

MARILEE WEEKS NOTARY PUBLIC EXP. OCT. 14, 2026 COBB COUNTY, GA

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ALLISON LEANNE HELENA YOUNG**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2023.

Marilee Weeks
Notary Public

My commission expires: Oct 14, 2026

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/27/23 (date of document).

Affiant Signature

5/4/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON