Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of June, 2023.

Notary Public

My commission expires: 5-18-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers:
Brittney Rae Foster	**SAME**	181-02-0A-239.00-CO
8121 Lenox Creekside Dr. #10		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALEXANDRA WALTON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTNEY RAE FOSTER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S). HIS/HER/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 Building "O", Unit No. O-10, of Lenox Creekside, Phase 6, 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 Alexandra Walton by Warranty deed from Paul Monaci and Wendy Monaci of record in Instrument No. 20191206-0126053 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on December 6, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8121 Lenox Creekside Drive #10, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Karen Johnson Davidson County
Batch# 1013948 DEEDWARR
06/12/2023 12:22:30 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20230612-0044558

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2023.

Alexandra Walton

STATE OF Kansas
COUNTY OF Sedgwick

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

Witness my hand and seal this 8th day of June, 2023.

Stephanie L Jennings
Notary Public

My Commission Expires: 03/14/2024

STEPHANIE L JENNINGS
NOTARY PUBLIC
STATE OF KANSAS
MY APPOINTMENT EXPIRES
03/14/2024

I, Andy Maloney, 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 6/8/2023 (date of document).

Affiant Signature
Date 6/8/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 8 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY