Karen Johnson Davidson County
Batch# 1021008 DEEDWARR
06/29/2023 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230629-0049790

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644878**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2023. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Benjamin Reichard and Joshua Purnell 8211 Lenox Creekside Drive, Unit 9 Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-02-0A-037.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Huff and Kijuan S. Huff, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Reichard, an unmarried man and Joshua Purnell, an unmarried man, as joint tenants with the right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A-9, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 1, a horizontal property regime established by Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibits E1, E2 and E3, to the aforementioned Master Deed.

Being the same property conveyed to JENNIFER HUFF AND KIJUAN S. HUFF, WIFE AND HUSBAND, by deed from EMILY M. EAST, of record in Instrument No. 20180910-0089141, dated August 7, 2018, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 181-02-0A-037.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20060306-0025686 amended in Instrument No. 20060606-0066938, said Register's Office.

Right-of-Way Easement of record in Book 2203, page 579 and in Book 2244, page 11 and in Instrument No. 20070503-0053020, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, page 901 and Book 9487, page 914, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060206-0014635, said Register's Office.

This is improved property located at 8211 Lenox Creekside Drive, Unit 9 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of June, 2023.

Jennifer Huff

Kijuan S. Huff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Huff and Kijuan S. Huff, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2023.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/28/2023.

Date

Affiant Signature

6/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of June, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

