THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230645131

Karen Johnson Davidson County
Batch# 1031830 **DEEDWARR**
07/28/2023 11 10 01 AM 2 pgs
Fees $13 00 Taxes $1,413 40

20230728-0058318

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $382,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2023.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Palina Beck 628 Saint Jules Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 173 09 0A 092.00

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, **Beverley O. Braham Lonsdale f/k/a Beverley O. Lonsdale Miller, a single woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Palina Beck**, ("Grantees"), her 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 Lot or Unit 91, Section 2, Plan of Revision One, Lenox Village, as shown on plat of record in Instrument No. 20020705-0081261, revised by Instrument No. 20020731-0091872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Beverley O. Lonsdale Miller, a single woman, by Warranty Deed, for from Eric Heath and Kimberly Heath, husband and wife, of record in Instrument No. 20141104-0101517, in the Register's Office of Davidson County, Tennessee, dated October 30, 2014 and recorded on November 04, 2014.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Marshall T. Polk's Farm, as recorded in Plat Book 421, Page 146.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Section Two, Lenox Village, as recorded in Plat Instrument No. 20020705-0081261 , as Revised in Instrument No. 20020731-0091872 and.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Master Deed Restrictions Condominium of record in Instrument No. 20020315-0032825, and as Supplemented in Instrument No. 20040526-0062221; Instrument No. 20060120-0007913; Instrument No. 20060321-0032382 and amended in Instrument No. 20080326-0030449; also subject to easements, rights and interests 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 building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826; as Supplemented in Instrument No. 20040526-0062220; Instrument No. 20050324-0032209; as amended in Instrument No. 20050815-0096405; as Supplemented in Instrument No. 20060120-0007914; Instrument No. 20060321-0032383; as amended in Instrument No. 20070103-0001284; Instrument No. 20070830-0104306; further supplemented in Instrument No. 20080326-0030439 and amended in Instrument No. 20220228-0022407.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449; Instrument No. 20010918-0100850; Instrument No. 20011106-0121932.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20011112-0123853. Easement for Sanitary Sewers And/or Storm Drainage Water Mains And Appurtenances, recorded in Instrument No. 20011129-0130322.

Easement recorded in Instrument No. 20010103-0000902.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

This is improved property located at 628 Saint Jules Lane Nashville TN 37211

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 27th day of July, 2023.

Beverley O. Braham Lonsdale f/k/a
Beverley O. Lonsdale Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverley O. Braham Lonsdale f/k/a Beverley O. Lonsdale Miller, 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 27th day of July, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024