Karen Johnson Davidson County
Batch# 1032220 DEEDWARR
07/28/2023 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,015.65
20230728-0058493

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Richard Rothman and Lisa Rothman	NEW OWNER	
(NAME)	(NAME)	
1726 Saddle Court		172-12-0-D-336.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicole Pearson, a single person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Richard L. Rothman and Lisa M. Rothman, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Situated in Davidson County, Tennessee, being Unit No. N-2, as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (SECTION TWO, THE TOWN CENTER HOMES), of record in Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911,Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nicole Pearson, a single person, by Warranty Deed dated 03/26/2020 from Phillip C. Barnett, II, and Kristie M. Barnett, husband and wife, of record in Instrument No. 20200327-0033262, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 7223 Althorp Way, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Matters shown on plat of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, Register's Office for Davidson County, Tennessee. Master Deed Restrictions for Lenox Village of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee. Declaration of Charter, Easements, Covenants, and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20220228-0022407, and supplemented in Instrument No. 20031212-017842 and Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee. Charter for Lenox Village Neighborhood Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee. Charter for Lenox Town Center Association of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreements of record in Book 7361, Page 230, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609, Register's Office for Davidson County, Tennessee. Grants of Easement of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, Register's Office for Davidson County, Tennessee.

Effective the 27th day of July, 2023.

Nicole Pearson

Nicole Pearson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid,Nicole Pearson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she 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: 6-27-26

NICOLE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

202307280058493

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 July 28, 2023.

Affiant

Date: 7/28/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 28th day of July, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY