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

CRT File No. 231246532

Karen Johnson Davidson County
Batch # 1091428 DEEDWARR
01/22/2024 10:29:05 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20240122-0003029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of January, 2024.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brad Tanner and Amy Kathryn Tanner 8131 Lenox Creekside #6 Antioch TN 37013	New Owner	Tax Parcel ID No. 181 02 0A 221.00

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, **Jan Gatlin, Executrix of the Estate of Deborah Ann Griffin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brad Tanner and Amy Kathryn Tanner, husband and wife**, ("Grantees"), its 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 No. N-6, of Lenox Creekside, Phase 7, 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 units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Nancy C. Griffin and Deborah A. Griffin by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company of record in Instrument Number 20160209-0012504, Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 09, 2016.

Nancy C. Griffin died intestate on January 3rd, 2019. See Probate Case No. 19P217, Seventh Circuit Court of Davidson County, Tennessee Probate Division. Deborah A. Griffin being her only heir. See Affidavit of Heirship of record in Instrument No. 20240122 0003028.

Deborah A. Griffin died testate on November 3rd, 2023. Last Will and Testament of Deborah Ann Griffin filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, Probate Case No. 23P2323. Letters of Testamentary dated December 18th, 2023 appointed Jan Gatlin as the Executrix of the Estate of Deborah A. Griffin. Last Will and Testament of Deborah A. Griffin specifically empowers the Executrix to convey real property.

Deborah A. Griffin and Deborah Ann Griffin being one and the same person.

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 for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of

the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside of record in Instrument Number 20060306-0025686, as amended by Instrument Number 20060606-0066938, Instrument Number 20070801-0091466 and Instrument Number 20080808-0081967, Register's Office for Davidson County, Tennessee.

Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument Number 20060227-0022558, in the Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-001024, in the Register's Office for Davidson County, Tennessee.

Right-of-Way Easement of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20060809-0097652, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8131 Lenox Creekside #6 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 11th day of January, 2024.

The Estate of Deborah Ann Griffin

By: Jan Gatlin, Executrix

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jan Gatlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Deborah Ann Griffin, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 11th day of January, 2024.

Notary Public
My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026