Karen Johnson Davidson County
Batch# 1097517 DEEDWARR
02/02/2024 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240202-0007520

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246475** KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00 Affiant Subscribed and sworn to before me, this 1st day of February, 2024. Notary Public My Commission Expires: 10/21/2024

WARRANTY DEED

Address New Owner: Steven Blake McCuiston and Sarah McCuiston 809 Hobbit Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 09 0A 298.00

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, **Dillon Lovall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Blake McCuiston and Sarah McCuiston, 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 Lot No. 273, on the Plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Dillon Lovall, by Warranty Deed with Executrix's Quitclaim from The Kuykendall Family Trust, dated March 31, 2005, of record in Instrument No. 20231103-0086317, in the Register's Office of Davidson County, Tennessee, dated October 30, 2023 and recorded on November 03, 2023.

Being the same property conveyed to Tommy K. Kuykendall, an unmarried man, by Quitclaim Deed from Tommy K. Kuykendall, Trustee of the Kuykendall Family Trust, dated March 31, 2005 and Tommy K. Kuykendall, Trustee of Trust A, Survivor's Trust and Tommy K. Kuykendall individually, of record in Instrument No. 20110105-0001371, in the Register's Office of Davidson County, Tennessee, dated December 20, 2010 and recorded on January 05, 2011.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Four, Lenox Village, as recorded in Plat Instrument No. 20040806-0094784.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826; as Supplemented in Instrument No. 20021226-0158458; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220; Instrument No. 20050113-0005133 and as amended in Instrument No. 20080326-0030449 and Instrument No. 20220228-0022407.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825; as Supplemented in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449; Instrument No. 20010918-0100849; Instrument No. 20010918-0100850; Instrument No. 20010918-0100851; Instrument No. 20010918-0100852; Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666.

Easement for Broadband Communications Services, recorded in Instrument No. 20130916-0097049.

Easement for Drainage and Maintenance Agreement for Detention Facilities, recorded in Instrument No. 20150817-0082475 and Instrument No. 20150817-0082476.

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

This is improved property located at 809 Hobbit 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 1st day of February, 2024.

Dillon Lovall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dillon Lovall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Certificate of Authenticity

I, Kristen Traini, 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 2/1/2024.
Date

Affiant Signature

2/1/2024
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 1st day of February, 2024.

Notary's Signature
My Commission Expires: 10 21 -2024

Notary's Seal (if on paper)

