Karen Johnson Davidson County
Batch# 1104250 DEEDWARR
02/23/2024 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20240223-0012574

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

W-APM-24-7230

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brooke Howard	New Owner	
(NAME)	(NAME)	**172-12-0D-462.00-CO**
7230 Althorp Way W-12		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIE POTEET, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROOKE HOWARD, UNMARRIED WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. W-12 as shown on Exhibit B1 and B7 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 as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B2 of record as Instrument No. 20050815-0096405, in the 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, revised in Instrument no. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Julie Poteet by Warranty Deed from William R. Brown, an unmarried man of record in Instrument No. 20160126-0007390 Register's Office for Davidson County, Tennessee, dated January 22, 2016 and recorded on January 26, 2016. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Instrument No. 20050322-0031182 and revised in Instrument No. 20061103-0136911, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B2" to the First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee
- Restrictions of record in Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 as corrected in Instrument No. 20050113-0005133, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405 (Residential Neighborhood of Lenox Village), Register's Office for Davidson County,

Tennessee.
• By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
• Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
• Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed(s) for common areas of record in Instrument No. 20020501-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
• Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No.20040310-0027422, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230, Instrument No. 20050822-0099609 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
• Conveyance of Common area to Lenox Village Neighborhood Association, Inc of record in Instrument No. 20180416-0035579, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7230 Althorp Way W-12, Nashville, Tennessee 37211**.

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

Witness my/our hand(s) this the 21st DAY OF FEBRUARY, 2024.

Julie Poteet by Adam Jefferson Attorney in Fact

Julie Poteet by Adam Jefferson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JULIE POTEET, and who acknowledged he/she/they executed the same as the free act and deed of the said JULIE POTEET.

Witness my hand and official seal, this the 21st of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/21/24 (date of document).

Affiant Signature

2/23/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/22/26

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON