Chapman

Karen Johnson Davidson County
Batch # 1105234 DEEDWARR
02/28/2024 10:46:57 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20240228-0013576

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer Reynolds, Rachel Reynolds, and Jeanette Henrigillis	Spencer Reynolds, Rachel Reynolds, and Jeanette Henrigillis	181-02-0A-223-00
(NAME) 1674 Kindra Court	(NAME) 1674 Kindra Court	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WARREN R. SPALDING AND MONICA S. SPALDING, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SPENCER REYNOLDS AND RACHEL REYNOLDS, HUSBAND AND WIFE, AS TO A UNDIVIDED 95% INTEREST AND JEANETTE HENRIGILLIS, AS TO A UNDIVIDED 5% INTEREST, AS TENANTS IN COMMON.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. N-8 of Lenox Creekside, Phase 7, as set forth in the Amendment for 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 No20060306-0025686 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 Warren R. Spalding and Monica S. Spalding, husband and wife by Deed dated November 16, 2016 from Lenox Village Properties, LLC, a Tennessee Limited Liability Company, recorded November 21, 2016, in Instrument Number 20161121-0122700, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #20605

This *Improved* property is commonly known as: 8131 Lenox Creekside Drive, #8, Antioch, TN 37013

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

Witness my/our hand(s) this 20th day of February, 2024

Warren R. Spalding

Monica S. Spalding

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of February, 2024, before me personally appeared Warren R Spalding and Monica S Spalding, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2024.

Notary Signature
My commission expires 11/30/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY