This Document Prepared by:
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Karen Johnson
Batch # 1106396
03/01/2024 08:55:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240301-0014196

New Owner: Helen L. Johnson
Send Tax Bills to:
8605 Peckham Lane
Unit Q13
Antioch, TN 37013

QUITCLAIM DEED

This Deed is made on this 14th day of February, 2024, between the Grantors, RICHARD JEREMY DRINKWINE and STEPHANIE DIANE DRINKWINE, a married couple, and the Grantee, HELEN I. JOHNSON, a single individual.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors hereby quitclaims, transfers, and conveys to the Grantee, a single individual, all rights and interests in the following described real property:

Property Address: 8605 Peckham Lane, Unit Q13, Antioch, TN 37013

Map – Parcel #: 181-2-A-270CO

Legal Description:

Land in Davidson County, Tennessee, being Unit No. Q-13 of Lenox Creekside, Phase 4, 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 unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being part of the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee limited partnership and Regent Homes, LLC, a Tennessee limited liability company, dated December 18, 2014, filed for record on December 19, 2014, in Instrument No. 20141219-0116450, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Helen I. Johnson, a single individual, by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, dated September 30, 2016, filed for record on October 18, 2016, in Instrument No. 20161018-0110206, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Richard Jeremy Drinkwine and Stephanie Diane Drinkwine, a married couple, by Quitclaim Deed from Helen I. Johnson dated November 23, 2020, filed for record on December 04, 2020, in Instrument No. 20201204-0141125, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 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.
2. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558, in said Register's Office; also shown as Exhibit "B," of Instrument No. 20060306-0025686, in said Register's Office, together with By-Laws as Exhibit "C."
3. Stormwater Detention Agreement of record as Instrument No. 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
4. Right of Way Easement to United Telephone Company of record as Instrument No. 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
5. All matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, in the Register's Office for Davidson County, Tennessee.
6. Matters shown on Exhibit Plat, Sheets 1 through 11, attached to Amendment to First Supplement to the Master of record as Instrument No. 20080808-0081967 in said Register's Office.
7. The premises herein described 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 easements, rights and interests 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 thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 and as amended as Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, and supplemented by First Supplement to the Master Deed for Lenox Creekside annexing Phase II Property of record as Instrument No. 20070801-0091466 as amended by Instrument No. 20080808-0081967 in said Register's Office.
8. Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in Register's Office for Davidson County, Tennessee.
9. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8605 Peckham Lane, Unit Q13, Antioch, TN 37013

This deed is an absolute conveyance from the Grantors to transfer the above described real property to the Grantee for good and valuable consideration, such consideration being the full satisfaction between the Grantor and Grantee. The Grantor declares that this conveyance is freely and fairly made.

EXECUTED this day 14 of February, 2024.

Signature of Grantor Richard J. Drinkwine

Signature of Grantor Stephanie D. Drinkwine

STATE OF Tennessee)
)
COUNTY OF Williamson)

On this day, personally appeared before me, RICHARD JEREMY DRINKWINE to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 14th day of Feb., 2024.

Notary's Public Signature: Haj

My commission expires 03/03/2025.

HAJEEN MSALEH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee)
)
COUNTY OF Williamson)

On this day, personally appeared before me, STEPHANIE DIANE DRINKWINE, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 14th day of Feb., 2024.

Notary's Public Signature: Haj

My commission expires 03/03/2025.

HAJEEN MSALEH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee)
)
COUNTY OF Williamson)

I, RICHARD JEREMY DRINKWINE hereby swear or affirm that the actual consideration for this transfer is $0.00.

Affiant:

Sworn to and subscribed before me this 14th day of Feb., 2024.

Notary's Public Signature: Haj

My commission expires 03/03/2025.

HAJEEN MSALEH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON