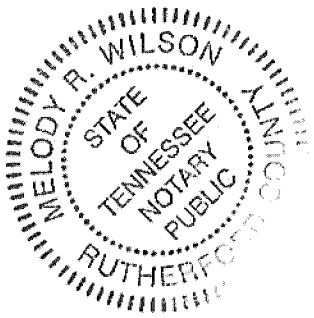
Karen Johnson Davidson County
Batch# 1107540 DEEDWARR
03/05/2024 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240305-0015308



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2024.

Notary Public

My Commission Expires: 1/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Janet Logan	NEW OWNER	181-02-0A-099.00.00-CO
8421 Callabee Way, Unit F-1		
Antioch, TN 37013		

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

Leah B. Boone, unmarried

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

Janet Logan, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. F-1 as set forth in the Master Deed Establishing Lenox Creekside, Phase One, a condominium form ownership and use in manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. Seq., as amended, of record as Instrument No. 20060306-0025685 and as amended by Instrument No. 20060606-0066938 in Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibits E1, E2, E3 of said Master Deed.

BEING the same property conveyed to Leah B. Boone by Warranty Deed from Shane Clark, dated 3/31/2017 and recorded 4/4/2017 in Instrument No. 20170404-0032661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: All existing easements and all matters contained in Master Deed, Charter and By-Laws and Exhibit Plat of record in Instrument Number 20060306-0025686, as amended in Instrument Number 20060606-0066938; supplemented in Instrument Number 20070801-0091466, which was amended in Instrument Number 20080808-0081967; Charter of record in Instrument Number 20060227-0022558; Access Easement Agreement of record in Instrument Number 20130215-0015739; Easement to Comcast of record in Instrument Number 20150126-0007087; Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024; Right of Way Easement to United Telephone Company of record in Instrument Number 20070503-0053020; Storm Water Detention

Agreements of record in Instrument Numbers 20060206-0014635 and 20060809-0097652; Sanitary Sewer and/or Storm Drainage Easements of record in Book 9487, Page 901 and Book 9487, Page 914; and Right-of-Way Easements to Gulf Interstate Gas Company of record in Book 2203, Page 579 and Book 2244, Page 11, Register's Office for Davidson County, Tennessee.

This is improved property known as 8421 Callabee Way, Unit F-1, 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,his/her/ their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, his/her/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 5th day of March, 2024

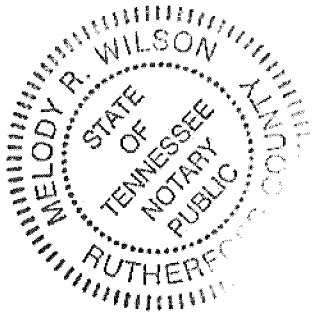
Leah B. Boone

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of March, 2024, before me personally appeared Leah B. Boone, 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 5th day of March, 2024.

Notary Signature
My commission expires: 1/19/2025



True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 March 5, 2024 (date of document).

Affiant Signature

3-5-2024

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of March, 2024.

Notary's Signature

My Commission Expires: 9/21/2024

