WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107782 DEEDWARR
03/06/2024 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20240306-0015624

File #24-TC-7221-PLIK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sanel Filipovic and Mirel Filipovic	**NEW OWNER**	
(NAME)	(NAME)	**172-12-0D-323.00-CO**
7252 Sugarloaf Drive		
(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, **ADAM WINGFELD AND LAUREN GRAZIANO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANEL FILIPOVIC, A MARRIED PERSON, AND MIREL FILIPOVIC, A MARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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. M-1 as shown on Exhibit B2 & B3 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 by 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 at Lenox Village, of record as Instrument No. 20050322-0031182 and revised in Instrument No. 20061103-0136911, in said Register's Office.

Being the same property conveyed to Adam Wingfeld, a single man and Joan Marie Hagan, a single woman, as joint tenants with right of survivorship by Warranty Deed from Elliot Jeremy Spray and Fain Watson Spray, husband and wife of record in Instrument No. 20191001-0099987 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

Being the same property conveyed to Adam Wingfeld, a single man and Lauren Graziano, a single women, as joint tenants with right of survivorship by Quitclaim Deed from Adam Wingfeld, a single man and Joan Marie Hagan, a single woman, as joint tenants with right of survivorship of record in Instrument No. 20220208-0014404 Register's Office for Davidson County, Tennessee, dated February 01, 2022 and recorded on February 08, 2022.

This conveyance is subject to:

* Taxes for the year 2024, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record as Instrument Number 20050322-0031182 and revised in Instrument No. 20061103-0136911, Register's Office of Davidson County, Tennessee.

* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
* Master Deed Restrictions for Lenox Village of record in Instrument Number 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement Easement of record in Instrument Number 20020408-0042676 and Book 7361, Page 230, 20020408-0042672 and Instrument No. 20020628-0078164 and Instrument No. 20050822-0099609, in the Register's Office for Davidson County, Tennessee.
* Dedication Easement of record in Instrument Number 20030923-0140666, in the Register's Office for Davidson County, Tennessee.
* Charter of HOA of record in Instrument Number 20020412-0045831 and Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
* Special Covenants and Restrictions for the Town Center Homes at Lenox Village of record in Instrument Number 20031212-0178492, in the Register's Office for Davidson County, Tennessee.
* Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
* Quitclaim Deed(s) for common areas of record in Instrument Number 20020510-0053757 and Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
* Easement of record in Instrument Number 20011129-0130322, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
* Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record in Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7221 Althorp Way, #1, Nashville, TN 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 ~~1st~~ 23 day of ~~March~~ February, 2024.

Adam Wingfeld

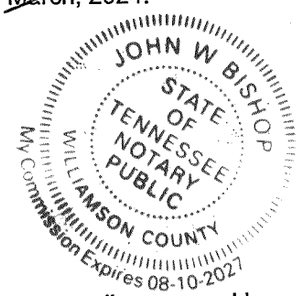
Lauren Graziano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 February 1st day of March, 2024, before me personally appeared Adam Wingfeld, 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 23 February 1st day of March, 2024.

Notary Signature
My commission expires:

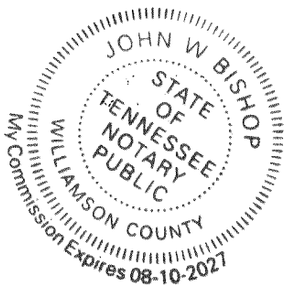


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 February 1st day of March, 2024, before me personally appeared Lauren Graziano, 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 23 February 1st day of March, 2024.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of ~~March~~ February, 2024.

Affiant Signature

Date 3/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027