WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118068 DEEDWARR
04/02/2024 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20240402-0023155

W-APM-24-7009-306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC MELANIE WHITE

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)
Astkhik Angaladian	**NEW OWNER**	
(NAME) **7221 Sugarloaf Dr.**	(NAME) 7221 Sugarloaf Dr.	**172-12-0D-306.00-CO**
(ADDRESS) **Nashville, TN 37211**	(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 **ASTKHIK ANGALADIAN, AN 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. 306 a/k/a Unit E-29, as shown on Exhibit B-1 & B-2 of 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 (Building E) of record in Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julie Poteet, married by Warranty Deed from Carlin S. Curtis, a single woman of record in Instrument No. 20180328-0028903 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 28, 2018.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Instrument No. 20050120-0007426, as shown on Exhibit B-1 & B-2 of Instrument No. 20050119-0006853 and Exhibit E-1 of Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032826, and Supplemental Declaration of record in Instrument No. 20031212-0178492, as made applicable by Supplemental Declaration of record in Instrument No. 20050119-0006853 and Instrument No. 20021226-0158458, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Instrument No. 20040526-0062221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
- Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement(s) of record in Book 7361, Page 230, Instrument No. 20020408-0042676, Instrument No. 20020628-0078164 and Instrument No. 20050822-0099609, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, and Instrument No. 20010822-0090889 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.
- Ingress, Egress and Sign Easement of record in Instrument Number 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Instrument Number 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20020412-0045831 and Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932 , in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080702-0068228 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: 7009 Lenox Village Dr E-306, 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 28th DAY OF MARCH, 2024.

Julie Poteet by Adam Jefferson attorney-in-fact

Julie Poteet
by Adam Jefferson as 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 28th of March, 2024.

Brian D. Mitchell

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Holly A. Mason, 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 March 28 2024.

Affiant Signature

3/28/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026