Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 7171

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

JM-BH-24-7009-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(Karen Johnson

Davidson County
Batch # 1123641
04/16/2024 12:29:45 PM
Fees: $18.00 Taxes: $1,295.00
DEEDWARR
3 pgs

20240416-0027115

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)
Hakar Gerki	New Owner	
7515 Maggie Dr (NAME) ~~7009 Lenox Village Drive~~	(NAME)	**172-12-0D-105.00-CO**
(ADDRESS) ~~Nashville, TN 37211~~ Antioch, TN 37013	(ADDRESS)	
(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, **DONALD HAROLD JOHNSON, MARRIED AND LAURA JANE NELSON, MARRIED AND MARY KATHERINE SCHINKLE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAKAR GERKI, A SINGLE PERSON,** 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. 105 a/k/a Unit E-5, 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 and shown as part of Exhibit E-1 of Instrument No. 20060612-0069716 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 William Lee Hendon, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070720-0086403 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 20, 2007.

The said William Lee Hendon having since died Intestate on 8/18/2023. His interest in the subject property vested at death in Donald Harold Johnson, Laura Jane Nelson, Mary Katherine Schinkle as his sole survivng heirs-at-law, as evidenced by Affidavits of Heirship of record in Instrument No. 20240416 0027112 and Instrument No. 20240416 0027113 in the Register's Office for Davidson County, Tennessee. Also note Intestate Probate in Docket No 23P2102 in The Circuit Court for Davidson County, Tennessee Probate Division.

Donald Harold Johnson, Administrator of the Estate of Wiliam Lee Hendon joins in the execution of this deed to convey any and all interest the Estate may have.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- All matters shown on the 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the 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 Drive, Unit 105, 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 12th DAY OF APRIL, 2024.

Donald Harold Johnson

Laura Jane Nelson

MARY KATHERINE SCHINKLE by DONALD HAROLD JOHNSON ATTORNEY IN FACT

Mary Katherine Schinkle
by Donald Harold Johnson, Attorney in Fact

Estate of William Lee Hendon

By: _____
Donald Harold Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD HAROLD JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA JANE NELSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD HAROLD JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MARY KATHERINE SCHINKLE, and who acknowledged he executed the same as the free act and deed of the said MARY KATHERINE SCHINKLE.

Witness my hand and official seal, this the 12th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Harold Johnson, Administrator of the Estate of William Lee Hendon, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 12th day of April, 2024.

Notary Public
My Commission Expires: 6-8-27

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires 06/08/2027
CHEATHAM COUNTY

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