Karen Johnson Davidson County
Batch # 1124336 DEEDWARR
04/18/2024 09:37:50 AM 3 pgs
Fees: $18.00 Taxes: $1,191.03
20240418-0027670

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $321,900.00.

Affiant

Sworn to and subscribed before me this 17th day of April, 2024.

Notary Public
My Commission Expires:

MARY JO WOJCIECHOWSKI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-19-2027

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
James M. Sinard, Trustee of the James M. Sinard Revocable Trust dated February 13, 2003			
7001 Lenox Village Dr. A-8	7001 Lenox Village Dr. A-8	New Owner	**172-2-0D-008.00-CO**
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Joseph Bryan, an unmarried man,** (Grantor) has bargained and sold and by these presents does hereby transfer and convey unto **James M. Sinard, Trustee of the James M. Sinard Revocable Trust dated February 13, 2003,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. A-8, of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as depicted on Exhibit "B", in Instrument No. 20031212-0178492, Registers Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Joseph Bryan, an unmarried man by Warranty deed from David Clifton Maddux, unmarried of record in Instrument No. 20161209-0129552 Register's Office for Davidson County, Tennessee, dated December 01, 2016, and recorded on December 09, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of

said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2024, a lien not yet due and payable, and all subsequent years.
Plan of record as Instrument Number 20031120-0169460, Register's Office of Davidson County, Tennessee.
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 the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village, a Traditional Neighborhood Development of record in Instrument Number 20020315-0032825, as supplemented in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20060321-0032383, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
Charter for Lenox Village Neighborhood Assn. Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408- 0042676, Register's Office for Davidson County, Tennessee
Grant of Easement of record in Instrument Number 20130626-0065783, in the 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.
Rights of others in and to the common areas and/or elements.

And Grantor do further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 17th day of April, 2024.

Joseph Bryan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Joseph Bryan, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 17th day of April, 2024.

NOTARY PUBLIC
My Commission Expires: _____

MARY JO WOJCIECHOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027