(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1150682 DEEDWARR
06/25/2024 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20240625-0047357

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: 5/24/25

(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MST 2024-0747

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Herlihy and Martha Herlihy	James and Martha Herlihy	
(NAME) 2040 Hardin Pl	(NAME) 2040 Hardin Pl	
(ADDRESS) Spring Hill, TN 37174	(ADDRESS) Spring Hill, TN 37174	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anna Lebarts, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Herlihy and Martha Herlihy husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. S-1 as shown on Exhibit B2 & B5 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 Anna C. Sloan, unmarried by Warranty Deed from Marietta Labauve and Galen Labauve, wife and husband and Adrienne Labauve, unmarried of record in Instrument No. 20220222-0019655 Register's Office for Davidson County, Tennessee, dated February 08, 2022 and recorded on February 22, 2022.

Anna C. Sloan having since married, and being now known as Anna Lebarts.

Anna C. Sloan and Anna Lebarts are one and the same person.

Zachary Alan Lebarts, spouse of Anna Lebarts joins in this conveyance to convey any marital interest he may have.

Subject to: This conveyance is subject to zoning regulations; setback requirements and general utility, sewer, and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach; subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and leases and other encumbrances specified in the Agreement.

This property, known as 7233 Althorp Way S1, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 18 DAY OF June, 2024.

Anna Lebarts
Anna Lebarts

Zachary LeBarts
Zachary Alan Lebarts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ANNA LEBARTS AND ZACHARY ALAN LEBARTS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 18 day of June, 2024.

Notary Public
My commission expires: 4-8-2028

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 June 18, 2024.

Date

Affiant Signature

6.18.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY