G#37436-2

BOX #14

WARRANTY DEED

Karen Johnson
Batch # 1188635
10/02/2024 10:14:47 AM
Fees: $18.00 Taxes: $1,184.00

Davidson County
DEEDWARR
3 pgs

20241002-0076360

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2024.

Notary Public

My commission expires: OCTOBER 4, 2027

(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christine Ann McCullough	**Legends Bank**	**172120D02600CO**
7005 Lenox Village Drive #C-6	**310 N First Street**	
Nashville, TN 37211	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Charlotte Buchanan, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christine Ann McCullough, single

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:

BEING Unit No. C-6 as specified on the Plat shown in the Supplemental Declaration, on the Plan of The Town Center Homes at Lenox Village, Section One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Charter, Easements, Covenants and Restrictions, of record as Instrument No. 20020315-0032826, including without limitation the By-Laws appended thereto, and Supplemental Declaration of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of The Town Center Homes at Lenox Village, Section One, for placement of Units, as shown on Exhibit "B" to Supplemental Declaration of record as Instrument No.

20031212-0178492, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Charlotte Buchanan, unmarried woman, by Warranty Deed dated October 26, 2004, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20041102-0131802, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Charlotte Buchanan, unmarried, and Ann W. Hurd, unmarried, as tenants in common with rights of survivorship, by Quitclaim Deed dated October 29, 2004, from Charlotte Buchanan, unmarried, of record in Instrument No. 20041102-0131803, said Register's Office. Said interest is now vested in Charlotte Buchanan as surviving tenant in common, the said Ann W. Hurd (a/k/a Ann Wainwright Hurd) having died June 5, 2011.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on Exhibit "B" to the Supplemental Declaration of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee;

2) Boundary Plat of record as Instrument No. 20050120-0007426, Register's Office for Davidson County, Tennessee;

3) Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee;

4) Master Deed Restrictions of record as Instrument No. 20020315-0032825 and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office;

5) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 and Supplemental Declaration for The Town Center Homes, a Horizontal Property Regime, of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee;

6) Ingress/Egress Easement served in Instrument No. 20010103-0000902, said Register's Office;

7) Easement for Sanitary Sewer, Water Mains and Appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee;

8) Stormwater 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, said Register's Office;

9) Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee;

10) Grant of Easement to Comcast of Nashville I, LLC, to Lenox Village Town Center Association, Inc., of record as Instrument No. 20130626-0065783, said Register's Office;

11) Subject to the rights of others in and to the common areas;

12) Subject to the lien for special assessments contained in the Master Deed and Restrictions; and,

13) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **7005 Lenox Village Drive, Apt C6, 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 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 **30th day** of **September, 2024.**

Charlotte Buchanan

STATE OF ALABAMA)
COUNTY OF ST CLAIR)

Personally appeared before me, a Notary Public of said County and State, **Charlotte Buchanan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springville, Alabama, this **30th day** of **September, 2024.**

Notary Public

My Commission Expires: 1/15/25

