WARRANTY DEED

Karen Johnson
Batch # 1220017
12/26/2024 12 59 19 PM
Fees $13 00 Taxes $1,295 00

20241226-0099839

Davidson County
DEEDWARR
2 pgs

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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 23rd DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

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)
Elijah LeJeune	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**064-16-0E-083.00-CO**
584 Griffin Cir		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **DAVID OFFICER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIJAH LEJEUNE, UNMARRIED,** 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 all of Unit No 83, in Building 22, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions, and Restrictions filed for record in Instrument No. 20061025-132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No. 20071105-013490, Registers Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to David Officer by Warranty Deed from Denise Bergin, an unmarried woman of record in Instrument No 20200922-0108671 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on September 22, 2020.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20061025-0132473, as amended and restated in Instrument No 20061106-0137656 and further amended in Instrument No 20071105-0130490, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20061026-0133179, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed for common areas to HOA of record in Instrument Number 20061106-0137657, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Instrument Number 20051230-0156496, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer Easement of record in Instrument Number 20001208-0121300, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities and Drainage of record in Book 7618, Page 613, in the Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7618, Page 616, in the Register's Office for Davidson County, Tennessee
- Easement to Consolidated Utility District of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee.
- Payment Agreement of record in Instrument Number 20240221-0011998, 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 **584 Griffin Cir, Hermitage, Tennessee 37076**

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 23rd DAY OF DECEMBER, 2024.

David Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID OFFICER, 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 23rd of December, 2024.

Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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