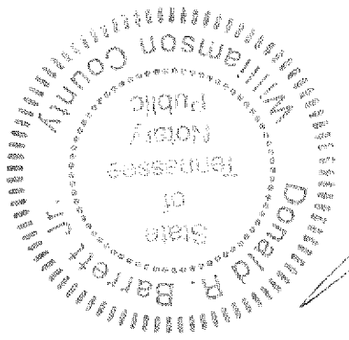
Karen Johnson Davidson County
Batch# 1236587 DEEDWARR
02/12/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250212-0010718

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Jackie Fuller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/10/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jackie Fuller, Trustee of the Fuller Joint Revocable Trust, dated December 8, 2021.	NEW OWNER	181-020A-26300
(NAME)	(NAME)	
8605 Peckham Lane, Unit Q-6		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4667		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Linda N. Ferguson, a single woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jackie Fuller, Trustee of the Fuller Joint Revocable Trust, dated December 8, 2021**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. Q-6 of LENOX CREEKSIDE, PHASE 4, as set forth in the Amendment to First Supplement to the Master Deed establishing LENOX CREEKSIDE, PHASE II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record at Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Linda N. Ferguson, a single woman, by Warranty Deed from Lenox Village Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161221-0134227, in the Register's Office of Davidson County, Tennessee, dated December 20, 2016, and recorded on December 21, 2016.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY SUGAR VALLEY, as recorded in Plat Book 9700, Page(s) 374 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Creekside Phase 1 Condominium of record in Instrument No. 20060306-0025686, amended at Instrument No. 20060606-0066938, supplemented at Instrument No. 20070801-0091466, amended at Instrument No. 20080808-0081967; also subject to easements, rights and interests 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 building thereon.
Easement recorded in Book 11338, Page 743.
Easement recorded in Instrument No. 20060809-0097652.
Easement recorded in Instrument No. 20070503-0053020.
Easement recorded in Instrument No. 20130103-0001024.
Easement recorded in Instrument No. 20150126-0007087.
Lenox Creekside Condominium Association, Inc. Charter of record at Instrument No. 20060227-0022558.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 8605 Peckham Lane, Unit Q-6, Antioch, TN 37013-4667
(House No.) (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 successors 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 successors 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.

Effective the 12th day of February, 2025.

Linda N. Ferguson by Emily Caroline Ferguson attorney in fact
Linda N. Ferguson by Emily Caroline Ferguson
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of February, 2025 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Emily Caroline Ferguson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Linda N. Ferguson, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a record in Instrument No. 20241121-0091161, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 12th day of February, 2025.

Notary Public

My Commission Expires: 8/10/25

Donald R. Baird Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 12th day of February, 2025.

K. Thomas Sidwell
Date: 2-12-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of February, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

