Karen Johnson
Batch # 1238207
02/18/2025 03 04 23 PM
Fees $13 00 Taxes $1,702 00
Davidson County
DEEDWARR
2 pgs
20250218-0011899

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February 2025

Notary Public

MY COMMISSION EXPIRES 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO.
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Douglas LaClair and Karin LaClair	Douglas LaClair and Karin LaClair	160-15-D-25 00R
(NAME)	(NAME)	
34 Sackston Woods Lane	34 Sackston Woods Lane	
(ADDRESS)	(ADDRESS)	
Creve Coeur, MO 63141	Creve Coeur, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250072

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/we, **Jason M. Lindsey, an unmaried man, and Matthew Lindsey, an unmarried man,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Douglas LaClair and Karin LaClair, 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

Certain real property situate in the 9th Civil District of Davidson County, Tennessee, and described as follows

Being Unit No 25 (address designation #204), Phase 1, St Martin Square at Seven Springs Condominiums as established by Master Deed of record in Instrument No 20060310-0028319, as amended of record in Instrument No 20061109-0139692, as corrected in Instrument No 20080730-0077840, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common areas and/or elements appurtenant to said Unit as set forth in the Master Deed, Exhibit E-3, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners

BEING the same property conveyed to Jason M Lindsey, an unmarried man and Matthew Lindsey, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Charles Lewis McGuire, an unmarried man and Emily A McGuire, an unmarried woman, dated 08/21/2023 and filed for record in Instrument No 20230922-0074562, Register's Office for Davidson County, Tennessee

RESTRICTIONS

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act as set out in Section 66-27-101 et seq Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof, to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Seven Springs Condominiums and filed of record in Instrument Nos 20060310-0028319, 20061109-0139692, 20080730-0077840 and 20090624-0058791 and of record in Book 4611, page 682, Instrument Nos 20000713-0069415, 20000731-0075531, 20000818-0081931, 20010803-0082967, 200110240-116171 and 200311070-163683, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

By-Laws of of St Martin Square Association of record in Book 4611, page 692 and Instrument No 19991230-0308948, said Register's Office.

Subject to Charter for St Martin Square Association of record in Book 4611, page 674, Register's Office for said County

Subject to Charter for St Martin Square Homeowners of record in Instrument Nos 20030610-0028319 and 20060217-0019487, Register's Office for said County

Subject to Charter for Seven Springs Neighborhood HOA appearing of record in Instrument No 20040520-0059668, Register's Office for said County

Subject to Charter for Seven Springs Brentwood HOA of record in Instrument No 20010726-0079648, Register's Office for said County

PLEASE RETURN TO.

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

Declaration of Easement appearing of record in Instrument No 200108030-082968, Register's Office for said County

Stormwater Detention and Water Quality Device Agreement appearing of record in Instrument No 200408160-098712, Register's Office for said County

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems appearing of record in Instrument No 20150309-0019801, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 309 Seven Springs Way, Unit 204, Brentwood, TN 37027
(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 heirs and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 14th day of February, 2025

Jason M Lindsey

Matthew Lindsey

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason M Lindsey and Matthew Lindsey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th of February, 2025

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY