Prepared by,
Recorder [illegible]

Karen Johnson
Batch # 1245705
03/11/2025 09 47 42 AM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20250311-0018196

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000 00

Affiant

Subscribed and sworn to before me, this 7th day of March, 2025.

Notary Public

My commission expires.

ABIGAIL WOODARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To.	Map-Parcel Numbers:
Brook Warren and Adriel Warren	**New Owner**	**181-02-0A-284-00**
8124 Lenox Creekside Drive		
Nashville, TN 37013		

FOR AND IN 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, WE,

Jennifer L. Olsen, an unmarried woman

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

Brook Warren and Adriel Warren, wife and husband

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 Townhome Unit No. 40, aka Lot 40, of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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 to the property to the Master Deed of record as Instrument No. 20060306-0025686, in said Register's Office, said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Jennifer L. Olsen, an unmarried woman, by Warranty Deed from Christian A. Lieberg, an unmarried man, of record in Instrument No 20170731-0077192, dated July 27, 2017, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees
b. Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, Register's Office for Davidson County, Tennessee.
c Storm Water Detention Agreement of record in Instrument No 20060206-0014635 and Instrument No 20060809-0097652, Register's Office for Davidson County, Tennessee
d. Easement to United Telephone Company of record in Instrument No 20070503-0053020, Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Instrument No. 20060227-0022558 and Instrument No. 20060306-0025686, Register's Office for Davidson County, Tennessee
f. Easement to Comcast of Nashville I, LLC of record in Instrument No 20150126-0007087, Register's Office for Davidson County, Tennessee
g Access Easement Agreement of record in Instrument No. 20130215-0015739, Register's Office for Davidson County, Tennessee.

h Easement to Columbus Gas Systems, Inc. of record in Book 2875, Page 299, Register's Office for Davidson County, Tennessee
i. Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and Book 2244, Page 11, Register's Office for Davidson County, Tennessee.
j. Sewer and Drainage Easements of record in Book 9487, Page 901, Book 9487, Page 914 and Book 11338, Page 743, Register's Office for Davidson County, Tennessee
k. PUD Boundary of record in Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
l. Subject to rights of others in and to common areas/elements.
m. Subject to lien for special assessment contained in DCCR's/Master Deed.
n. Subject to HOA dues- if any.
o. All other easements and restrictions of record.

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, and (5) other matters of public record.

This is improved property known as 8124 Lenox Creekside Drive, Nashville, TN 37013.

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 7th day of March, 2025.

Jennifer L. Olsen

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jennifer L Olsen, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2025.

physical presence
Produced TN
driver's license

Linda J Kauffman
Notary Signature Linda J Kauffman
My commission expires: 2/27/2028

File #: 25-57
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

LINDA J KAUFFMAN
Notary Public - State of Florida
Commission # HH 463682
My Comm. Expires Feb 27, 2028