Karen Johnson
Batch # 1253749
03/28/2025 01 53 41 PM
Fees $13 00 Taxes $1,054 50
Davidson County
DEEDWARR
2 pgs
20250328-0023503

**Prepared by ~~and Return to:~~**
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 285,000 00

Affiant

Subscribed and Sworn before me this 27 day of March , 2025

Notary Public
My commission expires:

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

| ADDRESS OF NEW OWNER | SEND TAX BILLS DUE | TAX INFORMATION |
|---|---|---|
| Kelsey A Sumrall<br>8211 Lenox Creekside Drive,<br>Antioch, TN 37013 | New Owner | 181-02-0A-030-00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Susan Ludden, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kelsey A. Sumrall, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee.

*Land in Davidson County, Tennessee, being Unit No A-2 of Lenox Creekside, Phase 1, a condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside, Phase 1 of record in Instrument No 20060306-0025686, and as amended by Instrument No 20060606-0066938, said Register's Office, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements nor or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit E1, E2 and E3 to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed*

*Being the same property conveyed to Susan Ludden and Joan Ludden, both unmarried by Warranty Deed dated November 22, 2019 from Kathleen G Williams of record in Instrument No 20191126-0122232, said Register's Office*

*Being the same property conveyed to Susan Ludden, unmarried, by Quitclaim deed from Joan Ludden dated March 25, 2021 and recorded on April 5, 2021 of record in Instrument No 202104050044132, Register's Office of Davidson County, Tennessee Register's Office of Davidson County, Tennessee*

*Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights and conditions that may appear of record in the Register's Office of Davidson County, Tennessee*

This is imporoved property known as 8211 Lenox Creekside Drive, Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, (e) all matters referenced in any master deed and by-laws, and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 25th day of March, 2025.

Susan Ludden

STATE OF NV
COUNTY OF Clark

On this 25th day of March, 2025, before me personally appeared Susan Ludden, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of March, 2025.

Notary Signature
My commission expires
7/10/27

ENRIE BALLESTEROS
Notary Public, State of Nevada
Appointment No 19 2644-1
My Appt. Expires Jul 10, 2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. W-2T-25-8211-2