Karen Johnson Davidson County
Batch# 1260588 DEEDWARR
04/16/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250416-0029130

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350449** J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2025. Notary Public My Commission Expires: 11/3/25

WARRANTY DEED

Address New Owner: **8712 Gauphin Revocable Trust,** 1646 Westgate Circle, Suite 102 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 09 0A 506.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Lewis** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The 8712 Gauphin Revocable Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 408, on the plan of PHASE SEVEN, LENOX VILLAGE, as shown on plat of record as Plat Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael L. Lewis, by Warranty Deed from Daniel B. Murray unmarried and Danny R. Murray and wife Deborah Murray, of record in Instrument No. 20191010-0103935, in the Register's Office of Davidson County, Tennessee, dated October 09, 2019 and recorded on October 10, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE SEVEN, LENOX VILLAGE, as recorded in Plat Instrument No.20051028-0130418.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE SEVEN, LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825; as Supplemented in Instrument Nos. 20021226-0158459; 20040526-0062221; 20060321-0032382 and as amended in Instrument No. 20080326-0030449; 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826; as Supplemented in Instrument No. 20060321-0032383; as amended in instrument No. 20220228-0022407.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20060608-0068213.

Easement for Sanitary Sewers And/or Storm Drainage, recorded in Instrument Nos. 20010918-0100849; 20010918-0100851.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20041229-0154223.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20041229-0154223.

Charter for Lenox Village Neighborhood Association recorded as Instrument No. 20020412-0045831.

Charter for Lenox Village Town Center Association recorded as Instrument No. 20031016-0153550.

Common Open Space Deed recorded as Instrument No. 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338.

This is improved property located at 8712 Gauphin Place Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2025.

Michael L. Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael L. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, J. Trent Lehman, do hereby make oath that I am a licensed attorney and/or the 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 4/16/25.

Date

Affiant Signature

4/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

