WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263008 DEEDWARR
04/22/2025 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20250422-0030602

File #25-TL-2312-O

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erin O'Donnell and Steve O'Donnell	**New Owner**	
(NAME)	(NAME)	**173-09-0A-579-00**
818 S Palmetto Ave		
(ADDRESS)	(ADDRESS)	
Sanford, AK 32771		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

STEVEN AMES AND ALLYSON AMES, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ERIN O'DONNELL AND STEVE O'DONNELL, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 553 as shown on the plan of SECTION ONE, PHASE EIGHT, LENOX VILLAGE, of record in Instrument Number 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Steven Ames and Allyson Ames, husband and wife, by Warranty Deed from Michelle Wright Convertino, Successor Trustee for the Ferriman Revocable Living Trust dated April 21, 2009 of record in Instrument No. 20180321-0026600 in the Register's Office of Davidson County, Tennessee, dated March 20, 2018 and recorded on March 21, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of SECTION ONE, PHASE EIGHT, LENOX VILLAGE, as recorded in Instrument No. 20060824-0104608.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, LENOX VILLAGE, as recorded in Instrument No. 20020319-0033866.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 as Supplemented in Instrument Nos. 20021226-0158458; 20031212-0178492; 20040526-0062220 (as corrected in 20050113-0005133); further Supplemented in Instrument No. 20050324-0032209 (as amended in Instrument No. 20050815-0096405) further Supplemented in Instrument No. 20060120-0007914 (as corrected in Instrument Nos. 20060221-0020352 and 20060309-0027423) again Supplemented in Instrument Nos. 20060321-0032383; 20060622-0074677; 20080326-0030439 and as Amended in Instrument Nos. 20070103-0001284; 20070830-0104306; 20080403-0033974 and 20220228-0022407.
* Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825 as Supplemented in Instrument Nos. 20021226-0158459; 20040526-0062221; 20060120-0007913; 20060321-0032382 and amended in Instrument No. 20080326-0030449.
* Easement for Right of Way, recorded in Instrument Nos. 20130626-0065783 and 20130916-0097049.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20020408-0042676, 20020628-0078164, 20020722-0087469 and 20051213-0149579.
* Charter for Lenox Village Neighborhood Association, Inc. recorded as Instrument No. 20020412- 0045831.
* Charter for Lenox Village Town Center Association, Inc. recorded as Instrument No. 20031016- 0153550.
* Common Open Space Deed recorded as Instrument No. 20020501-0053757 and Re-Recorded in Instrument No. 20020507-0056338.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 2312 Alteras Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th day of April, 2025.

Steven Ames

Allyson Ames

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ Clark

On this 12th day of April, 2025, before me personally appeared Steven Ames, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2025.

Notary Signature
My commission expires: 02-27-28

STATE OF ~~TENNESSEE~~ WA
COUNTY OF ~~DAVIDSON~~ Clark

On this 12th day of April, 2025, before me personally appeared Allyson Ames, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2025.

Notary Signature
My commission expires: 02-27-28

SUSAN SELLON
Notary Public
State of Washington
Commission # 20104481
My Comm. Expires Feb 27, 2028

True Copy Certification

I, **Tammy Carney,** 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 this the 18th day of April, 2025.

Affiant Signature

Date 4-18-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

