THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350249** Karen Johnson Davidson County Batch# 1269250 DEEDWARR 05/06/2025 11:49:30 AM 3 pgs Fees: $18.00 Taxes: $2,029.07 20250506-0035306	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $548,397.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2025. Notary Public My Commission Expires: 06/17/28 JORDAN SELLERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Steven Michael Fields and Keri Lynn Covert 8335 Saint Danasus Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 09 0A 276.00

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, **Erin P. McDaniel, single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Michael Fields and Keri Lynn Covert, husband and wife**, ("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. 203 on the plan of LENOX VILLAGE, PHASE E, of record as Plat Instrument No. 20040109-0003952 in the register's office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Erin P. McDaniel, single woman, by Warranty Deed from J. Barker Evans, unmarried and Brian K. Glisson, Unmarried, of record in Instrument No. 20180803-0076346, in the Register's Office of Davidson County, Tennessee, dated August 01, 2018 and recorded on August 03, 2018.

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 LENOX VILLAGE, PHASE E, as recorded in Plat Instrument No. 20040109-0003952.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as amended in Instrument Nos. 20050815-0096405, 20070103-0001284, 20070830-0104306 and 20220228-0022407, and as supplemented in Instrument Nos. 20021226-0158458, 20021226-0158459, 20031212-0178492, 20040526-0062220 (as corrected in Instrument No. 20050113-0005133), 20050119-0006853, 20050324-0032209, 20060120-0007914 (as corrected in Instrument No. 20060221-0020352), 20060321-0032383, 20060622-0074677; 20080326-0030439 and 20220228-0022407.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20020315-0032825, as supplemented in Instrument Nos. 20021226-0158459, 20060120-0007913, 20060321-0032382 and 20060321-0032383 and as amended in Instrument No. 20080326-0030449.

Easement for Sanitary Sewers And/ob Storm Drainage, recorded in Book 7985, Page 449; Instrument Nos. 20010918-0100850 and ESMT 20010918-0100852.

Easement for Sanitary Sewers And/or Storm Drainage Water Mains And Appurtenances, recorded in Instrument No. 20011129-0130322.

Easement recorded in Instrument No. 20010103-0000902 and Instrument No. 20130916-0097049.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

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

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

This is improved property located at 8335 Saint Danasus Drive 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 1st day of May, 2025.

Erin McDaniel

Erin P. McDaniel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin P. McDaniel, 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 1st day of May, 2025.

Notary Public
My Commission Expires: 05/08/28

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Certificate of Authenticity

I, Shannon Gilbert, 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 May 1, 2025.

Date

Shannon Gilbert

Affiant Signature

5/1/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of May, 2025.

Notary's Signature

My Commission Expires: 06/17/28

Notary's Seal

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY