WARRANTY DEED

Karen Johnson
Batch # 1289989
06/25/2025 03:50:58 PM
Fees: $13.00 Taxes: $962.00
20250625-0050187

Davidson County
DEEDWARR
2 pgs

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 01-22-2029

G-KW-25-8441-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christina Luc	**Same as New Owner**	
(NAME) **7244 Wild Apple Court**	(NAME)	**181-02-0A-128.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **NATHAN DUNLAP AND MARIANNA DUNLAP, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA LUC, A SINGLE WOMAN,** 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 Unit No. H-2 as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq, as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, Said unit being shown as part of Exhibit E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Marianna R. Nichols, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20070702-0078786 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 02, 2007.

Being the same property conveyed to Nathan Dunlap and Marianna Dunlap, husband and wife by Quitclaim Deed from Marianna R. Nichols nka Marianna Dunlap, married of record in Instrument No. 20200625-0068812 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on June 25, 2020.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Matters shown on Exhibit Plat, Sheets 1 through 11, attached as Exhibit "A" to the Amendment to First Supplement, of record in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, a Condominium of record in Instrument No. 20060306-0025686 and as amended in Instrument No. 20060606-0066938, and supplemented by First Supplement annexing Phase II Property of record in Instrument No. 20070801-0091466, as amended in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20060227-0022558, in the Register's Office for Davidson County, Tennessee.
- All matters shown on PUD Boundary Plat of record in Plat Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee.
- Right of Way and Easements to Gulf Interstate Gas Company of record in Book 2203, Page 579, Book 2244, Page 11 and Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement of record in Instrument No. 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement to United Telephone Company of record in Instrument No. 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20130215-0015739, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and in Book 9487, Page 914, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060206-0014635, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8441 Callabee Way Unit H2, Antioch, Tennessee 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 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 24th DAY OF JUNE, 2025.

Nathan Dunlap by Margaret Means, Attorney in Fact

Nathan Dunlap by Margaret Means,
Attorney in Fact

Marianna Dunlap by Margaret Means, Attorney in Fact

Marianna Dunlap by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of NATHAN DUNLAP AND MARIANNA DUNLAP, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHAN DUNLAP AND MARIANNA DUNLAP.

Witness my hand and official seal, this the 24th of June, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212