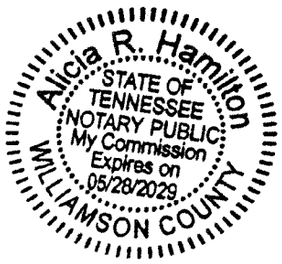
Karen Johnson Davidson County
Batch# 1290681 DEEDWARR
06/27/2025 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20250627-0050660

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $288,000.00 Affiant Subscribed and sworn to before me, this 26th day of June, 2025. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paxton Charles Lifsey	**New Owner**	**172-12-0D-505.00CO**
8047 Bienville Drive, Unit 9		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Caroline Flewellen, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paxton Charles Lifsey, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. X-9 as shown on Exhibit 'A" of the Second instrument of Correction of record as instrument No. 20060309-0027423 in the Register' s Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120- 0007914 and revised by the First instrument of Correction of record as Instrument No. 20060221-0020352 in said Registers Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060118-0006550 in Said Register's Office.

Being all of the property conveyed to Caroline Flewellen, an unmarried woman, by deed from Lauren Renee Daniel and Douglas Blake Daniel, husband and wife, of record in Instrument No. 20200710- 0075295, dated July 2, 2020, in the Register's Office for Davidson County, Tennessee. Also see Scrivener's Affidavit in Instrument No. 20200817-0091877, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. 10. Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, Instrument No. 20080326-0030449, Instrument No. 20080403-0033974, Register's Office for Davidson County, Tennessee.

c. Master Deed of record in Instrument No. 20020315-0032825, amended in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.

d. By Laws of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
e. DCCR for Lenox Village Town Center of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
f. Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
g. Charter for Homeowners Association of record in Instrument No. 20010412-0045831, Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
h. Storm Water Detention Agreement of record in Book 7361, Page 230, Instrument No. 20020408-0042676, Instrument No. 20051213-0149579, Instrument No. 20051221-0152802, in the Register's Office for Davidson County, Tennessee.
i. Storm Drainage Agreement of record in Instrument No. 20020722-0087469, in the Register's Office for Davidson County, Tennessee.
j. Sewer and Drainage Easement of record in Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, Instrument No. 20011106-0121932, Instrument No. 20011129-0130322, Instrument No. 20030923-014066 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
k. Sewer Easement of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
l. Deed of common areas to Homeowners Association of record in Instrument No. 20020501-0053757, re-recorded in Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
m. Rise and flow of Mill Creek.
n. Water Main Easement of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
o. All matters of record in Instrument No. 20050322-0031182, in the Register's Office for Davidson County, Tennessee.
p. Subject to rights of others in and to common areas/elements.
q. Subject to lien for special assessment contained in DCCR's/Master Deed.
r. Subject to HOA dues- if any.
s. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8047 Bienville Drive, Unit 9, 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 GRANTEES 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 GRANTEES, 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 26th day of June, 2025.

Caroline Flewellen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Caroline Flewellen, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2025.

Notary Signature
My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

File #: **25-253**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

6/26/25.

Date

Affiant Signature

June 26, 2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of June, 2025

Notary's Signature

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires: _____

Date

Notary's Seal (if on paper)