Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Anne E. Lenox and George Lee Lenox III, Co-Trustees 6449 Armstrong Drive Hermitage, TN 37076	**074 16 0A 013.00CO**	**SAME**

Karen Johnson Davidson County
Batch # 1315524 DEEDQC
08/28/2025 08:15:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250828-0068805

This instrument prepared by: Carter Shelton Jones, 2021 Richard Jones Road, Suite 240, Nashville, TN

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **George L. Lenox and Anne E. Lenox, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Anne E. Lenox and George Lee Lenox III, Co-Trustees of the Lenox Family Revocable Trust dated August 21, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **6449 Armstrong Drive, Hermitage, TN 37076**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 21st day of August, 2025.

WARNER JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 5/8/28

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 21st day of August, 2025.

GEORGE L. LENOX

Anne E. Lenox

ANNE E. LENOX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of August, 2025.

Notary Public

My Commission Expires:
5/8/28

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

(Legal Description of the Property)

LAND in Davidson County, Tennessee, being Lot No. 13 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20200527-0054555, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By-Laws appended thereto of record in Instrument No. 20210401-0042733, said Register's Office;

3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office;

4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, said Register's Office;

5) Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783,said Register's Office;

6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460 and Instrument No. 20200923-0109241, said Register's Office;

7) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office;

8) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, said Register's Office;

10) Subject to the flow of the Cumberland River;

11) Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, said Register's Office

BEING the same property conveyed to George L. Lenox and Anne E. Lenox, husband and wife (as tenants by the entirety) from Parkhaven Communities, LLC, a Tennessee limited liability company, by warranty deed filed for record on January 19, 2022, Instrument Number 20220119-0007262, as of record in the Register's Office for Davidson County, Tennessee.