Prepared by
Return to
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P C
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3636844

Return to:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1345675 **DEEDWARR**
11/13/2025 10 42 21 AM 3 pgs
Fees $18 00 Taxes $1,324 60
20251113-0090444

Property Address:
9002 Rigden Mill Drive
Nashville, TN 37211

Property Owner:
Emily Borders
9002 Rigden Mill Drive
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $358,000.00.

Affiant

Subscribed and sworn before me, this 10th day of November, 2025.

Notary Public

My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Parcel ID
173-09-0A-0514 00

Mail tax bills to:
New Owner

THIS INDENTURE is made effective as of the 10th day of November, 2025, by **SANDRA P. LUXAMA, a single woman,** First Party, for the purpose of conveying the premises described herein to **EMILY BORDERS, an unmarried woman,** Second Party Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1 00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party the following tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit.

Land in Davidson County, Tennessee, being Lot 447, Phase Seven, Lenox Village, as shown on plat of record at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sandra P. Luxama, a single woman, by Warranty Deed dated January 31, 2023 from Shannon Grace, a single woman, recorded at Instrument No. 20230131-0007207 Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the afore-described real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20051028-0130418; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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, though, or upon the land embracing the regime and building 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 Village, of record at Instrument Nos. 20020315-0032825; 20060321-0032382 and 20021226-0158459; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Instrument No. 20020315-0032826 as amended and supplemented at Instrument Nos. 20021226-0158458; 20031212-0178492; 20060622-0074677; 200601200007914; 20060221-0020352; 20040526-0062220; 20050113-0005133, 200501190006853; 20050324-0032209, 20050815-0096405; 20220228-0022407; 20070103-0001284; 20070830-0104306 and 20080326-0030439; Agreement for Dedication Easement for Sanitary Sewer and Storm Drainage recorded at Instrument Nos. 20010918-0100849 and 20010918-0100851 and Storm Water Detention Agreement recorded in Book 7361, Page 230 and Instrument Nos. 200412290154223; 20020408-0042676 and 20050822-0099609, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 25 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written*

Sandra P. Luxama

STATE OF NEW YORK)
COUNTY OF KINGS)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, Sandra P. Luxama, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in KINGS County, this the 6th day of October, 2025.

NOTARY PUBLIC

My Commission Expires: 08/08/2028

ELLIOT M. CROCKAM
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CR6346060
Qualified In Kings County
My Commission Expires 08-08-2028

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.