THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251252964** Karen Johnson Davidson County Batch# 1371562 DEEDWARR 01/21/2026 03:11:30 PM 3 pgs Fees: $18.00 Taxes: $1,990.23 20260121-0005081	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $537,900.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2026. Notary Public My Commission Expires:

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John William Padgett and Emily Rebecca Summers 8332 Saint Danasus Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 173 09 0A 262.00

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, **Deborah L. Thomas, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John William Padgett, an unmarried man, and Emily Rebecca Summers, an unmarried woman**, ("Grantees"), their 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. 217, on the Plan of LENOX VILLAGE, PHASE "E", as of record in Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah L. Thomas, unmarried, by Warranty Deed from Aaron J. Hice, an unmarried man, of record in Instrument No. 20071008-0119740, in the Register's Office of Davidson County, Tennessee, dated July 23, 2007 and recorded on October 08, 2007.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, PHASE "E", as recorded in Instrument No. 20040109-0003952.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as Supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, as corrected in Instrument No. 20050113-0005133, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20080326-0030439, as amended in Instrument No. 20050815-0096405, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080403-0033974, and Instrument No. 20220228-0022407.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060612-0069716, as Supplemented in Instrument No. 20070103-0001283, Instrument No. 20080326-0030438, as amended in Instrument No. 20080403-0033975 and Instrument No. 20070830-0104305.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, as Supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, as amended in Instrument No. 20080326-0030449.

Easement recorded in 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, Inc., recorded as Instrument No. 20020412-0045831.

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

Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.

This is improved property located at 8332 Saint Danasus Dr 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 15th day of January, 2026.

Deborah L. Thomas _____ _____

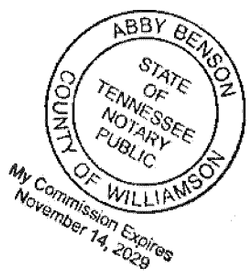
Deborah L. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah L. Thomas, 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 15th day of January, 2026.

_____
Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Krystal Schuster, 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 **1/15/26**.

Date

Affiant Signature

1/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **15** day of **January**, 20**26**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)