WARRANTY DEED

Karen Johnson Davidson County
Batch# 407858 DEEDWARR
05/29/2020 03:20:56 PM 3 pgs
Fees: $18.00 Taxes: $758.50

20200529-0055746

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Albert E. Coleman and Gail Lynn Hall	New Owner	142 07 OC 043.00
(NAME) 234 Myers Green	(NAME)	
(ADDRESS) Nashville TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Tyler Alexander Schmidt, Executor under the Will of Linda Hubbs Schmidt and Gregory Wayne Hubbs, Trustee of the Linda Hubbs Schmidt Trust, established by instrument dated October 24, 2013.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Albert E. Coleman and Gail Lynn Hall, joint tenants with the right of survivorship**, 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. 43 of Ashley Green, a Condominium, of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee, and a horizontal property regime established pursuant to the provision of the provisions of the Tennessee Horizontal Property Act (T.C.A. 66-27-123, through 66-27-123, herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7104, page 44, Register's Office for Davidson County, Tennessee, including with limitation, the Bylaws appended thereto of record in Book 7184, page 71, said Register's Office, as said Master Deed has been amended by the Amendments to Master Deed for Ashley Green of record in Book 7482, page 312 and in Book 7467, page 279, said Register's Office, all to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Linda Hubbs Schmidt, unmarried, by Warranty Deed from Anita V. Blackwell, unmarried, dated March 22, 2017 and recorded on March 23, 2017 as Instrument No. 20170323-0028541, Register's Office for Davidson County, Tennessee. The said Linda Hubbs Smith (also known as Linda Kathleen Schmidt) having died testate on July 3, 2019 leaving Gregory Wayne Hubbs, Successor Trustee of the Linda Hubbs Schmidt Trust, established by instrument dated October 24, 2013., her Last Will and Testament being probated in Case No. 19P1835, Seventh Circuit Court for Davidson County, Tennessee, Probate Divisoin.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 234 Myhr Green, Nashville, TN 37221

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, their heirs and assigns forever; and we do covenant with 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 our hands this 27th day of May, 2020.

Tyler Alexander Schmidt, Executor under the Will of
Linda Hubbs Schmidt

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tyler Alexander Schmidt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Executor of the Will of Linda Hubbs Schmidt, the within named bargainor, and that he as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2020.

Notary Public

My Commission Expires: 1-8-2024

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

The Linda Hubbs Schmidt Trust, established by instrument dated October 24, 2013

BY: Gregory Wayne Hubbs

Gregory Wayne Hubbs, Trustee

STATE OF California

COUNTY OF Sacramento

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Gregory Wayne Hubbs with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustee of the Linda Hubbs Schmidt Trust, established by instrument dated October 24, 2013,the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2020.

Notary Public

M. DIBAJ
COMM.# 2279393
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAR. 28, 2023

My Commission Expires: 03/28/2023

(SEAL)