WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson — 2020-476

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

AW

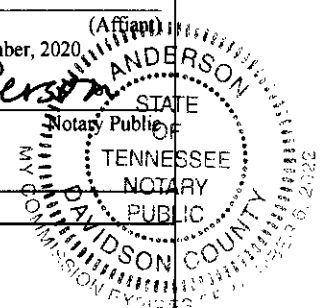
(Affiant)

Sworn to and subscribed before me this 24 day of September, 2020.

Janderson

Notary Public

My commission expires:_____



Karen Johnson Davidson County
Batch# 484615 DEEDWARR
09/28/2020 12:45:17 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20200928-0111324

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Matthew H. Yardley and Evelin M. Yardley, Co Trustees (NAME)	**NEW OWNER** (NAME)	**103-12-0G-204.00-CO**
(ADDRESS) 7313 Winding Ridge Rd Columbus, GA 31904	(ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lisa Hirshberg Bernstein, Executrix of The Estate of Sam H. Hirshberg**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew H. Yardley and Evelin M. Yardley, as Co-Trustees of The Angel's Management Trust, dated September 22, 2020,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Unit 204 and the parking spaces and storage area designated and assigned to Unit 204 on the Plan of The Jacksonian 4000 Condominiums as described to Exhibit "B" to the Master Deed of The Jacksonian 4000 Condominiums of record in Instrument No. 200208-0017172 and amended in Instrument No. 20020910-0109643, Register's Office for Davidson County, Tennessee, to which instrument reference is hereby made for a more complete legal description.

Being all the same property conveyed to Sam H. Hirshberg and wife, Phyllis G. Hirshberg by deed from Rochford Realty and Construction Company of record in Instrument No. 20021111-0139276, said Register's Office. The said Phyllis G. Hirshberg having died March 30, 2010 and title having vested in Sam H. Hirshberg by operation of law. The said Sam H. Hirshberg having died testate on March 14, 2019 and any real property he owned at the time of his death was to be administered as part of his probate estate, Section 6.9 of the Last Will and Testament of Sam H. Hirshberg, of record in File No. 19P-622, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as: 4000 West End Apt. 204, Nashville, TN 37205.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record,

applicable zoning ordinance, (2) taxes and assessments for the current year and subsequent years, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record (6) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed and By-Laws of The Jacksonian 4000 Condominiums contained in instrument of record in Instrument Number 20020208-0017172, as amended in Instrument Number 20020910-0109643, Instrument Number 20021104-0134916 and Instrument Number 20021127-0147048, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24 day of September, 2020.

Lisa Hirshberg Bernstein, Executrix of
The Estate of Sam H. Hirshberg

By: Lisa Hirshberg Bernstein, (SEAL)
Lisa Hirshberg Bernstein, Executrix
Executrix

STATE OF OHIO
COUNTY OF Hamilton

On this 21st day of September, 2020, before me personally appeared Lisa Hirshberg Bernstein, Executrix of The Estate of Sam H. Hirshberg, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of September, 2020.

Barbara A. M. Rlisena
Notary Signature
My commission expires:

BARBARA A M RLISENA
Notary Public
State of Ohio
My Comm. Expires
June 28, 2025