# WARRANTY DEED

Karen Johnson Davidson County
Batch# 515120 **DEEDWARR**
11/12/2020 10:38:29 AM 4 pgs
Fees: $23.00 Taxes: $958.30

20201112-0133157

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
South Oak Title of Nashville, LLC, 4301 Hillsboro Road #110, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Colleen Heyman | Colleen Heyman | 142 07 0C 072.00 |
| (NAME) | (NAME) | |
| 205 Myhr Grn | 205 Myhr Grn | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, **Virginia L. Bass, as Trustee of the Virginia Bass Trust, dated July 31, 2006 and Rebecca Winner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Colleen Heyman, Stephen Heyman, wife and husband, and Kevin Glynn, a married man, as tenants in common,** 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. 72, on the Horizontal Property Regime for Ashley Green, as recorded in the Master Deed of record in Book 7184, Page 44, corrected in Book 7467, Page 279 amended in Book 7482, Page 312 and in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete descripted together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
MAP: 142, GROUP: 07-0C, PARCEL: 072.00CO

Being the same property conveyed to Rebecca Winner by Quit Claim Deed dated 04/08/2019 from Virginia L. Bass Trustee of the Virginia Bass Trust, dated July 31, 2006 of recorded in Official Records Instrument No. 20190426-0038767, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 205 Myhr Grn, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

**Rebecca Winner**

State of Tennessee
County of Davidson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Rebecca Winner, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of November, 2020.

Notary Public, State of Tennessee
Printed Name of Notary: Levi Dunagan
My Commission Expires: May 7, 2024

LEVI DUNAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 7, 2024
COUNTY OF DAVIDSON

File No.: 20-5168

Witness my/our hands this 4th day of November, 2020.

**VIRGINIA L. BASS, AS TRUSTEE OF THE VIRGINIA BASS TRUST, DATED JULY 31, 2006**

Virginia L. Bass, Trustee

**By: Virginia L. Bass**
**Its: Trustee**

State of _____

County of _____

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Virginia L. Bass, as Trustee for the Virginia Bass Trust, dated July 31, 2006 whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she in her full capacity as Trustee of the Virginia Bass Trust, dated July 31, 2006, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the _____ day of November, 2020.

**See Attached Form for Notary Certificate**

_____
Notary Public, State of _____
Printed Name of Notary: _____
My Commission Expires: _____

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN LUIS OBISPO }

On 11-4-2020 (Date) before me, BLAINE HUGHES (Here Insert Name of Officer), Notary Public,

Personally appeared VIRGINIA L. BASS (Name(s) of Signer(s))

,

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

BLAINE HUGHES
Commission # 2257296
Notary Public - California
San Luis Obispo County
My Comm. Expires SEPT. 3, 2022

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

Signer's name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

Signer's name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____