WARRANTY DEED

Karen Johnson Davidson County
Batch# 559181 DEEDWARR
01/22/2021 04:05:30 PM 2 pgs
Fees: $13.00 Taxes: $1,257.96
20210122-0010172

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01/08/24
(AFFIX SEAL)

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

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)
Mary Carlin Schneider	New Owner	Parcel ID: 105 10 0C 010.00
(NAME)	(NAME)	
702 Wedgewood Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, I/WE, **Ryan H Liggett, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Carlin Schneider, a single woman**, 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 B-301 of Wedgewood Park, Phase III, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase III Property, of record as Instrument Number 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed establishing Wedgewood Park of record as Instrument Number 20050510-0052804, as amended by Instrument Numbers 20060216-0019060, 20060228-0022838 and 20110329-0024200 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to Ryan H. Liggett by Warranty Deed from Marilyn Smith, unmarried, of record in Instrument No. 20160222-0016472, Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 22, 2016. The spouse of Ryan H. Liggett joins in the execution of this instrument to convey her marital rights, if any, to said property.

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 702 Wedgewood Park, Apt 301, Nashville, TN 37203

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 21st day of January, 2020

Ryan H. Liggett by Makeysha Sorensen Attorney in fact
Ryan H Liggett
By Makeysha Sorensen, Attorney in Fact

Kelsey Cooper Liggett by Makeysha Sorensen Attorney in fact
Kelsey Cooper Liggett
By Makeysha Sorensen, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ryan H. Liggett, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Ryan H. Liggett, for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2021.

Notary Public
My Commission Expires:

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelsey Cooper Liggett, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Kelsey Cooper Liggett, for the purposes therein contained.

Witness my hand and official seal, this the 21st day of January, 2021.

Notary Public
My Commission Expires:

(SEAL)

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

FRN-2100012SSO