THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434573

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $280,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 2021.

Notary Public
My Commission Expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 638194 DEEDWARR
05/18/2021 10:56:12 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210518-0066830

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy S. Bohn 233 Myhr Green Nashville TN 37221	New Owner	Tax Parcel ID No. 142 07 0C 107.00

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, **Patricia B. Akard, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy S. Bohn, an unmarried woman**("Grantees"), its successors, 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 Unit No. 107 on the Plan of Ashley Green, of record in Plat Book 6900, Page 978, and as shown in the Master Deed of record in Book 7184, Page 44, corrected in Book 7467, Page 279, as amended in Book 7482, Page 312 and Instrument No. 20111101-0084880, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to A.T. Bennett and wife, Virginia Bennett, and Patricia B. Akard, as joint tenants with right of survivorship, by Warranty Deed from Elizabeth E. Legett, unmarried, of record in Instrument No. 20100903-0070233, in the Register's Office of Davidson County, Tennessee, dated August 31, 2010 and recorded on September 03, 2010.

A.T. Bennett having since died on March 31, 2021.

Virginia Bennett having since died on March 10, 2020.

Said property was never the primary marital residence of Grantor, Patricia B. Akard.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ashley Green, as recorded in Plat Book 6900, Page(s) 24 and Plat Book 6900, Page 978.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashley Green Condominium of record in Book 7184, Page 44, as amended by instrument(s) of record in Book 7467, Page 279; Book 7482, Page 312 and Instrument No. 20111101-0084880; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement for Sanitary Sewer, recorded in Book 5374, Page 511.

Easement for Road Construction, recorded in Book 6483, Page 907.

Easement for Utilities, recorded in Instrument No. 20170206-0012423.

Easement recorded in Book 5407, Page 643.

Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20060724-0088823.

This is improved property located at 233 Myhr Green Nashville TN 37221

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 11th day of May, 2021.

Patricia B. Akard

Patricia B. Akard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia B. Akard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2021.

Notary Public

My Commission Expires: _____

