THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 647059 **DEEDWARR**
06/01/2021 12:23:22 PM 2 pgs
Fees: $13.00 Taxes: $1,135.53

20210601-0073076

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 306,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Schnoll	City National Bank	MAP
4487 Post Place Unit 10		PARCEL 103-15-0B-010.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Rose Mary McCall and Jo Ann Jordan,as Tenants in Common**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melvin Schnoll and wife, Beverly Schnoll**

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 10 on the Plan of Lion's Head Condominium apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5340, page 70 corrected in Book 5342, page 683, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to T. J. Neal and Lyndrel Huthicon, as joint tenants with rights of Survivorship by Warranty deed from Frances R. Lentz, as surviving tenant by the entireties of record in Book 11045, page 394, Register's Office for Davidson County, Tennessee, dated July 31, 1998 and recorded on July 31, 1998.

Being the same property conveyed to Lee A. Cohen by QuitCliam deed from T.J. Neal and Lyndrel Hutchison, both unmarried, for the express purpose of creating a tenancy in common in the grantees of record in Instrument No. 20080417-0039060 Register's Office for Davidson County, Tennessee, dated April 16, 2008 and recorded on April 17, 2008.

Being the same property conveyed to T. J. Neal(otherwise known as Thomas Jere Neal)("Decendent") both unmarried, as Tenants in Common by QuitClaim deed from Lyndrel Hutchison of record in Instrument No. 20120330-0027085 Register's Office for Davidson County, Tennessee, dated March 08, 2012 and recorded on March 30, 2012.

Instrument No. 201203330-0027084, Doss Wesley Neal, Thomas J. Neal, Jr. and Judith Kaplan as the sole residual beneficiaries of the estate, but, prior to his death, Decendent completed three holographic codicils to his Last Will and Testament, dated April 22, 2008, May 11, 2008 and April 17, 2011, one of which purports to bequeath his interest in the herein described property.

Being the same property conveyed to Rose MAry McCall and Jo ann Jordan, as tenants in common by Executor's Deed deed from Rose Mary McCall and Jo Ann Jordan, Co-Executrixes under the Last Will and Testament of Lyndrel L. Hutchison of record in Instrument No. 20200526-0053923 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 26, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4487 Post Place Unit 10, Nashville, TN 37205.**

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 hand(s) this the 28th day of May, 2021.

Jo Ann Jordan

Rose Mary McCall by Jo Ann Jordan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jo Ann Jordan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2021.

My Commission expires Jan 8. 2024

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jo Ann Jordan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Rose Mary McCall**, as her Attorney in Fact, as the free act and deed of the within named **Rose Mary McCall**.

Witness my hand and official seal this the 28th day of May, 2021.

My Commission expires Jan 8. 2024

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE