This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13855-RR

Karen Johnson Davidson County
Batch# 712499 DEEDWARR
09/09/2021 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20210909-0121099

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13855-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of September, 2021.

Notary Public
My Commission Expires: 1/3/2023

STATE OF TENNESSEE NOTARY PUBLIC ROZALIND FOX DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven P. Hanson and Paulette S. Hanson 107 Oak Meadows Lane Nashville, TN 37215	New Owner	131-03-0F-004.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Helen T. Schley, widowed**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Steven P. Hanson and Paulette S. Hanson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 107 of Oak Meadows Condominium Apartments, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Oak Meadows Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 6441, Page 69, amended in Book 7395, Page 398, re-recorded in Book 7444, Page 448, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Helen T. Schley and Cooper Schley, wife and husband by Warranty deed from Rudell Blalock, unmarried of record in Instrument No. 20071218-0145255 Register's Office for Davidson County, Tennessee, dated December 14, 2007 and recorded on December 18, 2007.

The said Cooper Schley having since died on May 27, 2011, leaving Helen T. Schley as surviving Tenant by the Entirety.

This is improved property located at: **107 Oak Meadows Lane, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 7th day of September, 2021.

GRANTOR:

Helen T. Schley

Helen T. Schley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Helen T. Schley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of September, 2021.

Notary Public
My Commission expires: 5/2/22

CHARLES D LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-02-2022

202109090121099

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-7-21.

Affiant Signature

9-7-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of September, 2021..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

