Karen Johnson Davidson County
Batch# 753998 DEEDWARR
11/12/2021 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,483.70
20211112-0150964

WARRANTY DEED

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1730

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Kathy Lydon	New Owner	105-14-0C-115.00
23 Coach Road		
Plainville MA 02762		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALLISON PHIPPS SCHOEN F/K/A ALLISON HAMILTON PHIPPS AND ERICH SCHOEN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KATHLEEN M. LYDON AND JAMES E. LYDON, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 115, together with the appurtenant interest in the common elements of The Park at Melrose Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed.

BEING the same property conveyed to Allison Hamilton Phipps, a single woman by Warranty Deed from McNeill Palmer Kirkpatrick, a married man, dated May 30, 2013, recorded on May 31, 2013, in Instrument No. 20130531-0055287, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. All matters as set forth per Plat Book 21, Page 78, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20070525-0062832, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Master Deed of record in Instrument No. 20070917-0110745, said Register's Office.

5. Easement for Cable Television and Maintenance Agreement of record in Instrument No. 20000418-0038819, said Register's Office.

6. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record at Instrument No. 20060623-0075251, 20060809-0098054 and 20060809-0098082, said Register's Office.

7. Storm Water Drainage Agreement of record in Instrument No. 20060623-0075219, said Register's Office.

This is improved property known as 2310 Elliott Ave #115, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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/my hand on the 5th day of November, 2021.

ALLISON PHIPPS SCHOEN

ERICH SCHOEN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state **ALLISON PHIPPS SCHOEN AND ERICH SCHOEN**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 5th day of November 2021.

Anna C Norris
Notary Public
My Commission expires: 3/16/25

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or 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 11/5/21.

Affiant Signature

11/5/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/5/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON