THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239709** Karen Johnson Davidson County Batch# 820470 DEEDWARR 03/11/2022 02:26:30 PM 3 pgs Fees: $18.00 Taxes: $2,046.10 20220311-0028910	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $553,000.00. EnaShea B. Kohler Affiant Subscribed and sworn to before me, this 4th day of March, 2022. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner: Hal C. Schofield 2708 Bertram Court Murfreesboro, TN 37129	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 03 0H 117.00

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, **Alexandra B. Burlason, married, and EnaShea B. Kohler, married, as joint tenants with right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hal C. Schofield, a married person**, ("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. 117 of The Enclave at Hillsboro Village, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Enclave at Hillsboro Village, a Condominium Development, of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Also being conveyed is Garage G17 on the Plan The Enclave at Hillsboro Village, as established by a Master Deed, of record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Alexandra B. Burlason, married and EnaShea B. Kohler, married, as joint tenants with right of survivorship, by Quitclaim Deed from Alexandra Burlason and EnaShea Kohler, Co-Executrixes of the Estate of Linda Bramblett, deceased, of record in Instrument No. 20211123-0155369, in the Register's Office of Davidson County, Tennessee, dated November 19, 2021 and recorded on November 23, 2021. Garage information found in Instrument No. 20220223-0020453, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Linda W. Bramlett, unmarried, by Warranty Deed from Riaz Gill and Salma Gill, husband and wife, of record in Instrument No. 20150327-0026691, in the Register's Office of Davidson County, Tennessee, dated March 24, 2015 and recorded on March 27, 2015 and Scriveners Affidavit recorded in Instrument No. 20150408-0030765, in the Register's Office of Davidson County, Tennessee. Garage information found in Instrument No. 20190425-0038081, in the Register's Office of Davidson County, Tennessee. The said Linda W. Bramblett having since died on February 02, 2021. Estate probated under Docket No. 21P644 in the Seventh Circuit Court for Davidson County, Tennessee.

Said property was never the marital residence of grantors.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Enclave at Hillsboro Village Condominium of record in Instrument No. 20051005-0119789, as amended by instrument(s) of record in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052; 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 Right of Way, recorded in Instrument No. 20200310-0026753.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060406-0039476.

This is improved property located at 2600 Hillsboro Pike #117 Nashville TN 37212

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 4th day of March, 2022.

Alexandra B. Burlason

EnaShea B. Kohler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 4th day of March, 2022.

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Kaz Arbogast,** 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 this the 4th day of March, 2022.

Affiant Signature
Date 03/04/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024