WARRANTY DEED

Karen Johnson Davidson County
Batch# 827413 DEEDWARR
03/24/2022 08:13:13 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220324-0033714

WILLIAM E GRONTI
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Douglas Schroer	Bond Mortgage LLC	122 01 0A 359.00CO
(NAME) 219 Buck Run Drive	(NAME) 318 Seaboard Ln Ste 310	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Thomas Ashley Nesmith, Executor of the Estate of Virginia Wade Hodges Ray**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Douglas Schroer, a single man**, hereinafter called the GRANTEE(S), his/her/their 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 No. 26 in Woodland Point, Phase 9, a private element horizontal property regime (being the townhome area at Woodland point), located on Buck run drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a declaration of covenants, conditions and restrictions for Woodland Point Townhomes, a horizontal property regime with private elements of record in instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (The "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland point Townhomes of record at Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

Being the same property conveyed to Virginia Hodges Ray by General Warranty Deed from Thomas NeSmith and wife, Chris NeSmith, dated 09/20/2018 and recorded 09/21/2018, of record in Instrument 201809210093760, Register's Office for Davidson County, Tennessee. The said Virginia Wade Hodges Ray died testate on 06/27/2021, devising subject property to Thomas Ashley Nesmith, as Executor with the right to convey property, as evidence by Order in File No. 21P1675, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; Covenants, conditions, easements and restrictions recorded in Instrument 200006070056981, Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200010110101044, and Instrument 200207250089575, Instrument 200209040107261, Register's Office for Davidson County, Tennessee; Permanent Easement and Right of Way for Street Purposes of recorded in Book 8332, Page 982, Register's Office for Davidson County, Tennessee; Agreement for Dedication of

Easement for Sanitary Sewers and/or Storm Drainage of recorded in Instrument 200004190039023, Register's Office for Davidson County, Tennessee; Landscape Agreement of record in Instrument 200006120058346, in the Register's Office for Davidson County, Tennessee; Deed conveying common area of record in Instrument 200012050119722, Register's Office for Davidson County, Tennessee; Charter of Woodland Point Townhouse Corporation of record in Instrument 200010130102000, Register's Office for Davidson County, Tennessee; Charter of Woodland Point Master Association Inc., of record in Instrument 200202220022863, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 219 Buck Run Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 18th day of March, 2022.

The Estate of Virginia Wade Hodges Ray

By: _____ Date: 3/18/22
Thomas Ashley Nesmith, Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Ashley Nesmith, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Executor of The Estate of Virginia Wade Hodges Ray, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of March, 2022.

_____
Notary Public:
My Commission Expires: 3-8-25

MARILYN C. NESMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1576043
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0 BRR 22 219