Karen Johnson Davidson County
Batch# 875267 DEEDWARR
06/22/2022 10:14:56 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20220622-0070930

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0387

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Frances Boone	New Owner	Map: 034030B21000
(NAME) 8500 Novak Lake	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RALPH MCADAMS, III, DEVISEE UNDER THE WILL OF REBECCA W. SCHUBERT,

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

FRANCES BOONE, AN UNMARRIED WOMAN,

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:

Being Unit No. 210, Building 2, on the Horizontal Property Regime of Churchill Crossing Condominiums, according to the Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and re-recorded in Book 7845, Page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Rebecca W. Schubert, by Quitclaim Deed from Rebecca W. Schubert and Pamela Lynn Schubert, Co-Trustees for the Schubert Revocable Trust, of record in Instrument No. 20150921-0095733, dated September 16, 2015, Register's Office for said County. The

said Rebecca W. Schubert died testate on June 15, 2019, and the Will was admitted to Probate as Probate No. 19P1224 for muniment of title of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Rebecca W. Schubert. See also Estate of Franz J. Schubert, Docket #15P896, Proposed Order in Instrument No. 20150729-0074757, Will of Franz J. Schubert in Instrument No. 20150729-0074760 and Warranty Deed of record in Instrument No. 20070720-0086444, said Register's Office. See also Will of Rebecca W. Schubert in Instrument No. 20190711-0067610 and Order for Probate of record in Instrument No. 20190711-0067609, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 210 Churchill Xing, Madison, TN 37115
(House No.) (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 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 hands this 21st day of June, 2022.

Ralph McAdams, III

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 Ralph McAdams, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of June, 2022.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY