39B

Karen Johnson Davidson County
Batch# 891419 DEEDWARR
07/20/2022 09:17:57 AM 2 pgs
Fees: $13.00 Taxes: $1,650.20

20220720-0082997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 446,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of July, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/24

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Woodward and Jill A. Woodward	New Owner	142-07-0C-040-00CO
(NAME) 228 Myhr Green	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

HARVEY S. MOLTZ AND SHEILA D. MOLTZ, HUSBAND AND WIFE,

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

MICHAEL S. WOODWARD AND JILL A. WOODWARD, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Unit No. 40-C of Ashley Green Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act T.C.A. 66-27-101 through 66-27-123; (herewith referred to as the "Act"), and the provisions of the Master Deed for Ashley Green, of record in Book 7184, Page 44, as amended by 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, and Instrument No. 2011101-0084880, Register's Office for Davidson County, Tennessee, including without limitation, the by-laws appended thereto, of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed", to which Master Deed is here made for a more complete and accurate description of said Unit.

Together with an undivided percentage interest in the Common Elements, as defined in the Master Deed, appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Harvey S. Moltz and Sheila D. Moltz, husband and wife by Deed dated November 30, 2017 from Paul R. White, Trustee of the Willene H. House Irrevocable Trust, recorded December 1, 2017, in Instrument Number 20171201-0122849, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #19367

This *Improved* property is commonly known as: 228 Myhr Green, Nashville, TN 37221

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 my/our hand(s) this 19th day of July, 2022

Harvey S. Moltz

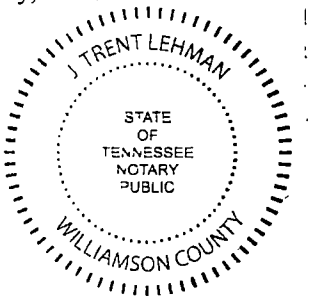
Sheila D. Moltz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of July, 2022, before me personally appeared Harvey S Moltz and Sheila D Moltz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2022.

Notary Signature
My commission expires: 4/3/25



LT&E File #19367