Karen Johnson Davidson County
Batch# 961301 DEEDWARR
01/17/2023 08:38:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230117-0003257

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, Oklahoma
74105

Taxes To:
239 Myhr Green
Nashville, Tennessee, 37221

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, Andrea J. Tryon, an unmarried person whose address is: 239 Myhr Green Nashville Tennessee 37221for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Andrea J. Tryon, Trustee of the Tryon Trust,** dated **January 5, 2023,** and **any amendments thereto (referred to herein as "Grantee" whether one or more).** whose address is: 239 Myhr Green Nashville Tennessee 37221

Legal description attached hereto and made a part hereof as Exhibit "A"

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Legal Reference: 20200806-0087808 in the Register of Deeds Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on January 5, 2023

Andrea J. Tryon, GRANTOR

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrea J. Tryon , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this January 5, 2023.

Notary
My commission expires: My Commission Expires January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Andrea J. Tryon

Andrea J. Tryon, AFFIANT

Sworn to and subscribed before me this January 5, 2023.

Notary

My commission expires: My Commission Expires January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 1420-70C-11000CO-142-07-0C110.00-CO

Property Address:
239 Myhr Green, Nashville, Tennessee 37221

Name and Address of the Property Owner:
Andrea J. Tryon
239 Myhr Green, Nashville, Tennessee 37221

Name and Address of the Persons or Entity Responsible for Taxes:
Andrea J. Tryon
239 Myhr Green, Nashville, Tennessee 37221



EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 110 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 24, amended in Book 6900, Page 978, and shown as Exhibit "C" to the Master Deed of record in Book 7184, Page 44, and amended in Book 7467, Page 279, and Book 7482, Page 312, Register' Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Fabian S. Novak and wife, Patricia K. Novak by Warranty deed from Betty R. Braden, unmarried of record in Instrument No. 20070828-0103351 Register's Office for Davidson County, Tennessee, dated August 24, 2007 and recorded on August 28, 2007. Fabian S. Novak having since died December 26, 2008 leaving Patricia K. Novak as surviving spouse under tenancy by the entirety.

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.

unimproved ☐
This is improved ☒ property, known as 239 Myhr Green, Nashville, TN 37221

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