Karen Johnson Davidson County
Batch# 965495 DEEDWARR
01/30/2023 09:56:25 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20230130-0006699

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Foley	New Owner	Parcel ID: 133 14 0A 032.00
(NAME)	(NAME)	
399 Congress St #929		
(ADDRESS)	(ADDRESS)	
Boston, MA 02210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cannon Lee Pew and Diana Michelle Pew, as Trustees of The Cannon and Diana Pew Living Trust 2016, dated July 5, 2016**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Foley,** unmarried, 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 B-13, The Village of Grassmere (erroneously referred to as The Villages of Grassmere in prior deeds) formerly Oakcrest Condominiums, created under Title 64, Section 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, and Instrument No. 20041102-0131823 and instrument No. 20060630-0078687 and further amended in instrument No. 20070301-0025595, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in The Village of Grassmere formerly Oakcrest Condominiums Horizontal Property Regime including all interests in and to the Common Elements contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Adam Gregg, single from Michael A. Conrad and Carly A. Conrad, husband and wife by Warranty Deed dated August 21, 2017 and recorded on August 22, 2017 in Instrument No. 20170822-0086166, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cannon Lee Pew and Diana Michelle Pew, as Trustees of The Cannon and Diana Pew Living Trust 2016, dated July 5, 2016 from Adam Gregg, married by Warranty Deed dated August 27, 2021 and recorded on September 1, 2021 in Instrument No. 20210901-0117857, Register's Office for Davidson County, Tennessee. See Certification of Trust recorded on September 1, 2021 in Instrument No. 20210901-0117856.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields Road, Unit B-13, Nashville, TN 37211

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 23 day of January, 2023.

Cannon Lee Pew and Diana Michelle Pew, as Trustees of The Cannon and Diana Pew Living Trust 2016, dated July 5, 2016

BY: _____
Cannon Lee Pew

BY: _____
Diana Michelle Pew

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

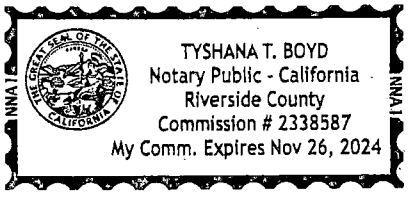
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

On January 23, 2023 before me, Tyshana T. Boyd, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Diana Michelle Pew AND Cannon Lee Pew
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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