THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $313,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2023.

Notary Public
My Commission Expires: Sep 08, 2025

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEP 08, 2025

Prepared by:
Record and Return To:
Karen Johnson Davidson County enthal Title, Inc
Batch# 976067 DEEDWARR lvd., Suite 130
03/02/2023 10:55:42 AM 2 pgs N 37215
Fees: $13.00 Taxes: $1,158.10

20230302-0014959

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald L. Schmittou and Adonnica L. Schmittou 803 Plantation Way Gallatin, TN 37066	New Owner	Tax Parcel ID No. 117-15-0A-015.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Marie Shipp, Trustee of the Ann Marie Shipp 2014 Revocable Trust dated June 30, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald L. Schmittou and Adonnica L. Schmittou, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. TH D-3, on the Plan of Green Hills Terrace, of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Green Hills Terrace , a horizontal property regime established by Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, Register's Office .

Being the same property conveyed to ANN MARIE SHIPP, TRUSTEE OF THE ANN MARIE SHIPP 2014 REVOCABLE TRUST, by deed from CECIL A. BOONE AND WIFE, PATRICIA B. BOONE, of record in Instrument No. 20140702-0058138 , dated June 26, 2014 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-15-0A-015.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 64, said Register's Office.

Master Deed of record in Book 5304, page 702 and amended in Book 7841, page 557, said Register's Office.

Amended By-Laws of record in Book 9830, page 181, said Register's Office.

Easement(s) of record in Book 4320, page 896, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

Grant of Easement(s) of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office.

This is improved property located at 1900 Richard Jones Road, Unit Y3 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2023.

The Ann Marie Shipp 2014 Revocable Trust dated June 30, 2014

By: Ann Marie Shipp, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Marie Shipp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Ann Marie Shipp 2014 Revocable Trust dated June 30, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2023.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____