THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5669-WE

Karen Johnson Davidson County
Batch# 984383 DEEDWARR
03/24/2023 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,337.55
20230324-0021441

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 361,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2023.

Katherine B. Smith
Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 28, 2026

(AFFIX SEAL)

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie Brennan	New Owner	
116 Newsom Green		142-07-0-C-083.00
Nashville, TN 37221		
(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, **John William Hines, Successor Trustee of the Carolyn F. Hines Living Trust dated March 11, 2020**

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

Being Unit No. 83 together with the appurtenant interest in the common elements of Ashley Green, a horizontal property regime established by Master Deed of record in Book 7184 page 44 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located on the Plan of Boundary Plat of Ashley Green on the Plan of record in Plat Book 6900 Page 24 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Hines and wife, Carolyn F. Hines, by Warranty Deed from Patricia M. Wallenberg in Instrument Number 20050706-0077609, Registers Office for Davidson County, Tennessee, dated June 29, 2005, and recorded on July 6, 2005. James T. Hines died on May 11, 2007, leaving Carolyn F. Hines as the surviving tenant by the entirety.

Further, being the same property conveyed to Carolyn F. Hines, Trustee of the Carolyn F. Hines Living Trust dated March 11, 2020, by Quitclaim Deed from Carolyn F. Hines in Instrument Number 20200317-0029187, Registers Office for Davidson County, Tennessee, dated March 11, 2020, and recorded on March 17, 2020. Carolyn F. Hines died on August 19, 2022. Pursuant to the instrument creating the Carolyn F. Hines Living Trust, John William Hines became the successor Trustee of said Trust upon the death of Carolyn F. Hines.

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.

This is __ unimproved _X_ improved property known as **116 Newsom Green, Nashville, TN 37221**

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-20531-KS

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 the 21 day of March, 2023.

Carolyn F. Hines Living Trust dated March 11, 2020

BY: John William Hines
John William Hines, Successor Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John William Hines** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Successor Trustee** of the **Carolyn F. Hines Living Trust dated March 11, 2020** the within named bargainor, and Trust, and that he as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John William Hines** as such **Successor Trustee.**

Witness my hand and official seal this the 21 day of March 2023.

NOTARY PUBLIC

My Commission Expires:



Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-21-23

Kathy Smith
Affiant Signature

3-21-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this March 21, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY