Karen Johnson Davidson County
Batch# 987530 DEEDWARR
04/03/2023 11 23 34 AM 3 pgs
Fees $18 00 Taxes $2,331 00
20230403-0023870

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No . 63057
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Reed Stephenson Pankey and Mathew Alexander Scholtec as Co-Trustees of the Scholtec/Pankey Living Trust dated January 23, 2023 359 Sylvan Park Lane Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 104010F00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$630,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth Ann Ewing, Trustee of the Ruth Ann Ewing Trust, dated October 9, 2006**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reed Stephenson Pankey and Mathew Alexander Scholtec as Co-Trustees of the Scholtec/Pankey Living Trust dated January 23, 2023,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 5 of West End Station Condominiums, a horizontal proeprty regime pursuant to the Tennessee Horizontal Proeprty Act, as shown on Exhibit "B" to the Master Deed of record in Inst No 20070712-0083315, amended in Inst No 20071220-0146057, Inst. No 20080919-0095641, Inst. No. 20081029-0108160 and Inst No 20090825-0080074, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Ruth Ann Ewing, a single person, by Warranty Deed from Jonathan Diaz and Elizabeth Diaz, husband and wife, dated August 17, 2020 and recorded on September 2, 2020, of record in Inst No 20200902-0100040, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated November 19, 2020, recorded December 19, 2020, of record in Inst. No. 20201209-0143719, said Register's Office, subject property was conveyed to Ruth Ann Ewing, Trustee of the Ruth Ann Ewing Trust, dated October 9, 2006.

Description Reference Described from information contained in recorded condominium documents.

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan, with Owner's Certificate in Exhibit "B" to the Master Deed in of record in Inst. No 20070712-0083315, amended in Inst. No. 20071220-0146057, Inst No 20080919-0095641, Inst. No. 20081029-0108160 and Inst No 20090825-0080074, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst No 20070712-0083315, amended in Inst. No. 20071220-0146057, Inst No 20080919-0095641, Inst No 20081029-0108160 and Inst. No 20090825-0080074, said Register's Office, which submits said property to a

Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of West End Station Condominium association of record in Inst No. 20080805-0080550, said Register's Office; Easement to Comcast of Nashville I, LLC, of record in Inst No 20081017-010435 and Inst. No. 20190628-0062928, said Register's Office; Easement Agreement to maintain guide wire for electrical pole of record in Inst No. 20131007-0105196, said Register's Office.

This is improved property, known as 359 Sylvan Park Lane, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the date show in the notary acknowledgement.

Ruth Ann Ewing, Trust dated October 9, 2006

By: _____

Ruth Ann Ewing, Trustee

State of California

County of Orange

On this 29th day of March, 2023, before me the undersigned authority, personally appeared Ruth Ann Ewing, Trustee of the Ruth Ann Ewing Trust, dated October 9, 2006, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

_____
Notary

My Commission Expires: Oct. 18, 2024

GRANT GOLD
COMM # 2334215
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM EXPIRES OCT 18 2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $630,000.00.

Katie Bradley
Affiant

Sworn and subscribed before me this 30 day of March, 2023.

Notary

My Commission Expires: _____

