THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444380** Karen Johnson Davidson County Batch# 1010369 **DEEDWARR** 06/02/2023 08:38 59 AM 2 pgs Fees $13.00 Taxes. $2,960.00 20230602-0041621	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 31st day of May, 2023 Debra Leist Notary Public My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-29-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley Elizabeth Clark 504 Foundation Court, Unit B Nashville TN 37209	~~New Owner~~ First Horizon Bank 165 Madison Avenue Memphis, TN 38103	Tax Parcel ID No 090-16-0R-002.00 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, **Hannah Van Woert and Corey Van Woert, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ashley Elizabeth Clark,** ("Grantee"), she 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 "B" on the plan of Foundation Court Homes, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Foundation Court Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200527-0054629, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to HANNAH VAN WOERT AND COREY VAN WOERT, WIFE AND HUSBAND, by deed from KIRTLEY WHITTINGTON, of record in Instrument No. 20210316-0034623 , dated March 4, 2021 , 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. 090-16-0R-002.00 CO.

Matters shown on the Plan of record in Plat Book 2663, pages 111 and 112, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200527-0054629, said Register's Office.

Agreement with the City of Nashville regarding sewage system of record in Book 2593, page 566, said Register's Office.

This is improved property located at 504 Foundation Court, Unit B Nashville TN 37209

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 31st day of May, 2023

Hannah Van Woert

Corey Van Woert

STATE OF Maine)

COUNTY OF Cumberland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Van Woert and Corey Van Woert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2023.

Notary Public Donna M. Cach

My Commission Expires. 3-25-2030

DONNA M. CACH
NOTARY PUBLIC
State of Maine
My Comm. Expires March 25, 2030

DONNA M. CACH NOTARY PUBLIC MAINE