G#36688-2 BOX #14

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

CRT File No. 230444306

Karen Johnson Davidson County
Batch# 1013861 DEEDWARR
06/12/2023 09 23 53 AM 2 pgs
Fees $13 00 Taxes $2,538 20

20230612-0044305

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $686,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of June, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jared Wilmoth and Kaung San 712B Woodmere Drive Nashville TN 37217	New Owner Regions Bank d/b/a Regions Mortgage P O Box 2153 Birmingham, AL 35287-2520	Tax Parcel ID No. 119-04-0B-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, **Ryan M. Schmidt, unmarried, and Hilary Schmidt n/k/a Hilary Blair, unmarried** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jared Wilmoth, unmarried man, and Kaung San, unmarried man, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING certain private element unit situated in Davidson County, Tennessee, being Unit 712B of 712 Woodmere Drive Residences, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 712 Woodmere Drive Residences, of record in Instrument No. 20180328-0028932, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 712 Woodmere Drive Residences, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20180328-0028932, said Register's Office, for a more complete identification, description and placement of such Unit.

Being the same property conveyed to RYAN M. SCHMIDT AND HILARY SCHMIDT, HUSBAND AND WIFE, by deed from WAHIDI CONSTRUCTION, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190910-0091571, dated September 6, 2019, said Register's Office.

The parties having divorced and Hilary Schmidt was restored to her maiden name Hilary Blair.

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. 119-04-0B-002.00 CO.

Matters shown on the Plan of record in Plat Book 1424, page 1, 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. 20180328-0028932, said Register's Office.

This is improved property located at 712B Woodmere Drive, Nashville TN 37217

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 9th day of June, 2023

Ryan M Schmidt

Hilary Blair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan M. Schmidt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2023

Notary Public

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

My Commission Expires. _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 9th day of June, 2023

Notary Public

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

My Commission Expires. _____