Karen Johnson Davidson County
Batch# 1027176 DEEDWARR
07/18/2023 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230718-0055065

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-7-23
(AFFIX SEAL)

DIANA AUB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 933 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Catherine Brown	Regions Bank d/b/a Regions Mortgage	Parcel ID: 147-07-0A-004.00CO
(NAME) 4954 Edmondson Pike	(NAME) Dept. 2520, PO Box 2153	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ashley E. Hall, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Catherine Brown, an unmarried woman**, 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:

Land in Davidson County, TN, being Unit No. 4 on the Site Plan of Phase II, Woodlea Place Townhomes, of record in Book 9700, page 52, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ashley E Hall, a single woman from Charles J. Ybema and wife, Kelly D. Ybema by Warranty Deed dated July 2, 2004 and recorded on July 7, 2004 in Instrument No. 20040707-0080448, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4954 Edmondson Pike, #M4, Nashville, TN 37211

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 10th day of July, 2023

Ashley E Hall

Ashley E. Hall

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ashley E. Hall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10TH day of July, 2023.

Rony Jean

Notary Public RONY JEAN

My Commission Expires: 07/25/2025

(SEAL)

RONY JEAN
Notary Public - State of Florida
Commission # HH 139046
Expires on July 25, 2025

TYPE OF IDENTIFICATION PRODUCED: DRIVER LICENSE

Notarized online using audio-video communication

Tennessee Certification of Elctronic Document

I, M.L. Schodroski, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 7/10/2023 (date of document).

Affiant Signature

7/10/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2023.

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1-6-2025

NOTARY'S SEAL