RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028594 DEEDWARR
07/20/2023 10 27 49 AM 2 pgs
Fees $13 00 Taxes $1,998 00

20230720-0055912

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Charles Geldreich and Beverly Geldreich and Gill Geldreich	GW NC	116 03 0G 011 00
(NAME)	(NAME)	
4204 Ashley Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **George S. Buchanan and Elizabeth Buchanan, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles Geldreich and Beverly Geldreich, husband and wife, and Gill Geldreich, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

A certain condominium apartment in Davidson County, Tennessee, being Unit No 4204 on the Plan of Ashley Park as shown as Exhibit "B" to the Master Deed, of record in Book 7128, Page 29, and Instrument No 20070802-0091819, Register's Office for Davidson County, Tennessee, to which Plan and reference is hereby made for a more complete description thereof

Being the same property conveyed to George S Buchanan and Elizabeth Buchanan, Husband and Wife, by Warranty Deed from Estate of Sunshine Kelso Cato, of record in Instrument No 20210120-0008659, in the Register's Office of Davidson County, Tennessee, dated January 20, 2021 and recorded on January 20, 2021

This conveyance is subject to the following
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenner-Mannor Land Co's, as recorded in Plat Book 421, Page(s) 100, said Register's Office
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Ashley Park of record in Book 7128, Page 29, said Register's Office, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3958, Page 156 and Book 3958, Page 160, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 4204 Ashley Park Drive, Nashville, TN 37205
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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

Effective the 18 day of July, 2023.

George S. Buchanan

George S Buchanan

Elizabeth Buchanan

Elizabeth Buchanan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Kim Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Agent of Willow Branch Partners, LLC, the within named bargainor, a limited liability company, and that Kim Hicks as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Agent.

Witness my hand and seal, this 18 day of July, 2023

Notary Public
My Commission Expires: 8/10/25

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Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County