Karen Johnson Davidson County
Batch# 1029398 DEEDWARR
07/21/2023 11 13 37 AM 2 pgs
Fees $13 00 Taxes $1,336 63

20230721-0056352

WARRANTY DEED

E OF TENNESSEE
ITY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
TER, FOR THIS TRANSFER IS $361,251 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2023

Notary Public

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

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

File No. EM-23-4940

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Patricia T Drew	NEW OWNER	
(NAME)	(NAME)	
118 Newsom Green		142-07-0C-084.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Bonnie Schofield, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Drew, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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, Tennessee, being Unit No. 84 Ashley Green, a Horizontal Property Regime Established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184, page 44, Certificate of Correction and Affidavit of record in Book 7467, Page 279, First Amendment to Master Deed for Ashley Green of record in Book 7482, Page 312, and Amendment to Master Deed for Ashley Green of record in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Bonnie Schofield by Warranty Deed from Sharon G. Anderson, Jeffrey Griffin, Jeremy G. Anderson and Jonathan G. Anderson, being the devisees under the Last Will and Testament of Wilma Faye Griffin, Probate Docket No. 13P-1976, Seventh Circuit Court for Davidson County, Tennessee Probate Division of record in Instrument No. 20140407-0028770, Register's Office for Davidson County, Tennessee, dated April 1, 2014 and recorded on April 7, 2014.

Property was never used as a marital residence by Bonnie Schofield.

This is property more commonly known as 118 Newsom Green, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 20th day of July, 2023.

Bonnie Schofield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of July, 2023, before me personally appeared Bonnie Schofield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of July, 2023.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY