(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045893 DEEDWARR
09/05/2023 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230905-0069315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420.000.00

Sydney Joan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/24/25
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Colee and Lisa A. Minnick	**NEW OWNER**	
(NAME)	(NAME)	
516 E Jefferson		131 06 0G 503.00
(ADDRESS)	(ADDRESS)	
Thomasville, ~~FL~~ GA 31792		
(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, **LAURIE SCHELL, TRUSTEE, OF THE LAURIE TOBIAN SCHELL FAMILY TRUST DATED MAY 21, 2012 AND ANY AMENDMENTS THERETO, A REVOCABLE LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY A. COLEE AND LISA A. MINNICK, HUSBAND AND WIFE**, 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, Tennessee, being Unit No. 503 on the Plan of Burton Hills, Village of Ashlawn, a condominium, shown as Exhibit "C" to the Master Deed of record in Book 7076, Page 696, amended in Book 7308, Page 859, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laurie Schell, Trustee, or any successors in trust, under the Laurie Tobian Schell Family Trust dated May 21, 2012 and any amendments thereto, a Revocable Living Trust, by Quitclaim Deed from Laurie T. Schell, an unmarried woman, of record in Instrument No. 20180710-0066647, in the Register's Office of Davidson County, Tennessee, dated June 04, 2018 and recorded on July 10, 2018.

Being the same property conveyed to Laurie T. Schell, by Warranty Deed from D. Scott Chase, of record in Instrument No. 20160527-0053781, in the Register's Office of Davidson County, Tennessee, dated May 20, 2016 and recorded on May 27, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 503 Ashlawn Ct., Nashville, TN 37215
(House Number) (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.

Witness my hand this 31 day of Aug, 2023

LAURIE TOBIAN SCHELL FAMILY TRUST DATED MAY 21,2012 AND ANY AMENDMENT THERETO, A REVOCABLE LIVING TRUST

BY: Laurie Tobian Schell, Trustee

LAURIE TOBIAN SCHELL, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Laurie Tobian Schell with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustees of The Laurie Tobian Schell Family Trust dated May 21, 2012 and any amendments thereto, a Revocable Living Trust,, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 31st day of August, 2023.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Certificate of Authenticity

I, Jennifer G. Lloyd, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic 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 August 31, 2023.

Date

Affiant Signature

August 31, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of August, 2023.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY