RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1091627 DEEDWARR
01/22/2024 12:35:50 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20240122-0003266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

BOX 10-A

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
J. Michael Grooms	Same as New Owner	
(NAME)	(NAME)	
106 Forest Place Circle		131-05-0C-106.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **ANDREW P. SCHOLZ, A SINGLE MAN AND AMY W. SCHOLZ AND AND JOHN M. SCHOLZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. MICHAEL GROOMS, AN UNMARRIED MAN**, 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 a part of the Hillsborough Condominium tract as shown on a plat of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit No. 106 on the section plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and Administrative By-Laws thereunto attached and exhibited of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew P. Scholz, a single man and John M. Scholz and Amy W. Scholz, husband and wife by Warranty Deed from James M. Armstrong, III, married and Denise S. Armstrong, unmarried of record in Instrument No. 20160830-0090533 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 30, 2016.

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

This is improved unimproved x property, known as 106 Forest Place Circle, 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.

JW2024-66

Witness my hand this 11th day of January, 2024

ANDREW P. SCHOLZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew P. Scholz, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of January, 2024.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my hand this 11th day of January, 2024

AMY W. SCHOLZ

JOHN M. SCHOLZ

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy W. Scholz, and John M. Scholz, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of January, 2024.

Commission expires: 10/27/27

TANGLA AKINS
Notary Public - State of Florida
Commission # HH 416881
My Comm. Expires Oct 27, 2027
Bonded through National Notary Assn.

Notary Public