| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson |
|---|---|
| Bankers Title & Escrow Corporation<br>3310 West End Avenue<br>Nashville, TN 37203<br>P24-6894-WE | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 474,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2024<br>Notary Public<br>MY COMMISSION EXPIRES: 4-19-2025<br>(AFFIX SEAL) |
| RE & RTO: Ortale Kelley Law Firm<br>330 Commerce Street, Suite 110<br>Nashville, TN 37201 | |

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Tyler A. Schenone and Kristin Schenone Hock** | New Owner | |
| 3027 Woodlawn Drive<br>a/k/a 3027 U Woodlawn Drive | | 117-02-0D-009.00-CO |
| 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, **Mary E. Bronaugh n/k/a Mary B. Jackson, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler A. Schenone, an unmarried man and Kristin Schenone Hock, a married woman as joint tenants with right of survivorship**

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:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 9 on the Plan of The Clairmont Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plat of record in Plat Book 6200, Page 551, Register's Office for said County, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Mary E. Bronaugh, an unmarried woman by Warranty Deed from William L. Ezell and Edith S. Ezell, husband and wife of record in Instrument No. 20160906-0093482 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 06, 2016.

Leslie Charles Jackson, Jr., joins in this conveyance for the purpose of conveying any and all marital interest he may have in subject property as the spouse of Mary B. Jackson

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3027 Woodlawn Drive a/k/a 3027 U Woodlawn Drive, Nashville, TN 37215**

Karen Johnson Davidson County
Batch # 1097224 **DEEDWARR**
02/02/2024 09:53:56 AM 2 pgs
Fees: $13.00 Taxes: $1,753.80

20240202-0007413

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 the 31 day of January, 2024.

Mary B. Jackson

Mary B. Jackson

Leslie Charles Jackson, Jr.

Leslie Charles Jackson, Jr.

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 **Mary B. Jackson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of January, 2024.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

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 **Leslie Charles Jackson, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of January, 2024.

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public