Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1130029
05/02/2024 10:22:58 AM
Fees: $13.00 Taxes: $1,479.63

Davidson County
DEEDWARR
2 pgs

20240502-0032142

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

M. Alexis Beamon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-CL-24-949

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Christine Shaeffer	**New Owner**	
(NAME)	(NAME)	**069-06-0B-039.00-CO**
949 Ashland Place Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA ELLEN WYRICK, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY CHRISTINE SHAEFFER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 39 of Ashland Place Townhomes, a Townhomes Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ashland Place Townhomes, a Townhomes Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20160826-0089473 and Amendment recorded in Instrument No's. 20161021-0111700 and 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected Supplemental Declaration recorded in Instrument No. 20190619-0059213,in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Amanda Ellen Wyrick, an unmarried woman by Warranty Deed from Ashley Elle Wilson and Andrew Hundley Yarbrough, wife and husband of record in Instrument No. 20220701-0076642 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022.

The execution of this instrument is affected by the signature of Austin Wyrick **as Attorney-in-Fact for** Amanda Ellen Wyrick**, which Power of Attorney is recorded in Instrument Number** 20240502-0032141 **, said Register's Office.**

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070731-0090537 and First Amendment recorded in Instrument No. 20131004-0104449 Subordination of Master Deed recorded in Instrument No. 20131004-0104452 and Instrument No. 20160826-0089472, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160826-0089473 and amended in Instrument No. 20161021-0111700 and Instrument No. 20180530-0051597, Instrument No. 20190507-0042739 and Corrected in Instrument No. 20190619-0059213, Register's Office for Davidson County, Tennessee.
- By-Laws for Ashland Place Owners Association Inc., of record as Exhibit "D", in Instrument No. 20160826-0089473, Register's Office for Davidson County, Tennessee.
- Articles of record in Instrument Number 20160829-0090165, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070302-0025691, in the Register's Office for Davidson County, Tennessee.

- Easement of record in Book 6570, Page 248, reformed by Order and Judgment in Book 8045, Page 982, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6785, Page 153 and Book 6910, Page 562, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160609-0058481, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20190628-0062921, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **949 Ashland Place Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 1st DAY OF MAY, 2024.

Amanda Ellen Wyrick by Austin Wyrick Attorney-in-Fact
Amanda Ellen Wyrick by Austin Wyrick
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN WYRICK, 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, and who further acknowledged that he is the Attorney-in-Fact for AMANDA ELLEN WYRICK and that he is authorized by AMANDA ELLEN WYRICK to execute this instrument on their behalf.

Witness my hand and official seal, this the 1st of May, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212