Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton [illegible] Ste 130
Nashville, TN 37215

Karen Johnson
Batch # 1143305
06/05/2024 09:46:11 AM
Fees: $13.00 Taxes: $3,241.20

Davidson County
DEEDWARR
2 pgs

20240605-0041961

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$876,000.00**.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2024.

Notary Public

My commission expires:

(AFFIX SEAL)

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126
G #37308-5

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert E. Morrison and Barbara O. Morrison	**"NEW OWNER"**	**117-13-0-A-141.00co**
2723 Abbott Martin Road, Unit 1B		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cynthia Ann Neuhoff, Raymond Leo Weigeshoff, and William Ronald Weigeshoff, as Devisees under the Will of Ronald Leo Weigeshoff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E. Morrison and Barbara O. Morrison, 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 1B on the Plan of Pointset One Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Pointset One Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161230-0137663, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of Pointset One Townhomes, as shown on Exhibit "B" to the Declarations of record in Instrument No. 20161230-0137663, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property vested in Ronald Weigeshoff, single man by Warranty Deed dated September 6, 2013, from Lynn Odess Wilmoth, Trustee of the Lynn Odess Wilmoth Management Trust u/a/d June 24, 2004, of record in Instrument No. 20130906-0094504 and by Quitclaim Deed dated October 24, 2016, from Elizabeth T. Westermann, Ronald Weigeshoff, Ted L. Lee and Sondra G. Lee, husband and wife, and Frances B. Pilkington, of record in Instrument No. 20161230-0137666, Register's Office for Davidson County, Tennessee.

The said Ronald Leo Weigeshoff (AKA Ronald Weigeshoff) having since died testate on November 4, 2023. Pursuant to the Last Will and Testament of Ronald Leo Weigeshoff (AKA Ronald Weigeshoff) of record in Case No. 23P2310, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, at Nashville, Tennessee. Subject property was devised to Cynthia Ann Neuhoff, Raymond Leo Weigeshoff and William Ronald Weigeshoff, the heirs at law of Ronald Leo Weigeshoff, with Cynthia Ann Neuhoff being appointed as Alternate Executrix of the Estate of Ronald Leo Weigeshoff (AKA Ronald Weigeshoff).

This instrument is being executed on behalf of William Ronald Weigeshoff to a Specific Power of Attorney executed by same on the 24th day of May, 2024, of record in Instrument No. 20240605-0041959, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Raymond Leo Weigeshoff to a Specific Power of Attorney executed by same on the 23rd day of May, 2024, of record in Instrument No. 20240605-0041960, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor(s) or their spouse(s).

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan as shown on Exhibit C of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20161230-0137663, Register's Office for Davidson County, Tennessee.**

2) **Sanitary Sewers and / or Storm Drainage Easement of record in Book 5143, Page 132, said Register's Office.**

3) **Declaration of Covenants, Conditions, Restrictions for Pointset One Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161230-0137663, By-Laws appended thereto, said Register's Office.**

4) **All matters as shown on the Plan of record in Plat Book 5050, Page 65, said Register's Office.**

5) **Dedication of Common Areas to Pointset One Townhome corporation of record in Instrument No. 20161230-0137668, said Register's Office.**

6) **Charter of Pointset One Townhouse Corporation dated May 28, 2024, of record in Instrument No. 20240528-0039516.**

7) **Attorneys Certificate dated May 28, 2024, of record in Instrument No. 20240525-0039517.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (_X_) Unimproved (____) property, known as: **2723 Abbott Martin Road, Unit 1B, Nashville, TN 37215**

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 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(s) this **29th** day of **May, 2024.**

Cynthia Ann Neuhoff

Cynthia Ann Neuhoff, Devisee under the Will of Ronald Leo Weigeshoff

William Ronald Weigeshoff

William Ronald Weigeshoff, Devisee under the Will of of Ronald Leo Weigeshoff
By Cynthia Ann Neuhoff, Attorney-In-Fact

Raymond Lee Weigeshoff
By Cynthia Ann Neuhoff Attorney-In-Fact

Raymond Leo Weigeshoff, Devisee under the Will of Ronald Leo Weigeshoff
By Cynthia Ann Neuhoff, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cynthia Ann Neuhoff,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2024.**

Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Cynthia Ann Neuhoff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Raymond Leo Weigeshoff,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Raymond Leo Weigeshoff,** for the purpose therein contained, by signing the name of **Raymond Leo Weigeshoff,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2024.**

Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Cynthia Ann Neuhoff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **William Ronald Weigeshoff,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **William Ronald Weigeshoff,** for the purpose therein contained, by signing the name of **William Ronald Weigeshoff,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **May, 2024.**

Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY