G#37339-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1151715 DEEDWARR
06/27/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240627-0048348

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2024.

Notary Public

My commission expires:

(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa Moody	**"New Owner"**	**Map 142-07-0-C Parcel 089.00co**
111 Newsom Green		
Nashville, TN 37221		

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

Judith Gayle Tynes, Trustee of Judith Gayle Tynes Living Trust Dated 3/23/09

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

Lisa Moody, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 89 of Ashley Green Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by a Master Deed for Ashley Green Condominiums, of record in Book 7184. Page 44, corrected in Book 7467. Page 279, and further amended in Book 7482, Page 312, and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Ashley Green Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Judith G. Tynes by Warranty Deed dated June 25th, 2024June 30, 2010, from Stanley Alan Starc, Trustee of the Georgie M. Starc Living Trust Agreement dated December 23, 2009, of record in Instrument No. 20100706-0052541, Register's Office for Davidson County, Tennessee. The said Judith G. Tynes having quitclaimed to Judith Gayle Tynes, Trustee of the Judith Gayle Tynes Living Trust dated 3/23/09, by Quitclaim Deed dated December 8, 2010, of record in Instrument No. 20101208-0097847, said Register's Office.

Conveyance of the above-described property is subject to the following: 1) The Plan as set out on Exhibit "C" to the Master Deed of record in Book 7184, Page 44, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Ashley Green Condominiums, of record in Book 7184, Page 44, and Certificate of Correction and Affidavit of record in Book 7467, Page 279, and as amended in Book 7482, Page 312, and in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee. 3) By-Laws of Ashley Green Homeowners' Association, Inc., of record in Book 7184, Page 71, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Revised Boundary Plat of Ashley Green of record in Book 6900, Page 978, Register's Office for Davidson County, Tennessee. 5) Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, Register's Office for Davidson County, Tennessee. 6) Perpetual Easement for Highway Purposes and Drainage Easement, of record in Book 5407, Page 643, Register's Office for Davidson County, Tennessee. 7) Sewer Easement an a 10 foot temporary

construction easement of record in Book 6483, Page 907, Register's Office for Davidson County, Tennessee. 8) Storm Water Detention Agreement of record in Book 6880, Page 121, Register's Office for Davidson County, Tennessee. 9) Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20060724-0088823, Register's Office for Davidson County, Tennessee. 10) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20170206-0012423, said Register's Office. 11) Taxes for the current year prorated and assumed by the Grantee.

This is improved (X) unimproved (__) property, known as **111 Newsom Green, Nashville, TN 37221**

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 18th day of **June, 2024.**

Judith Gayle Tynes

Judith Gayle Tynes, Trustee of Judith Gayle Tynes Living Trust Dated 3/23/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Judith Gayle Tynes, Trustee of Judith Gayle Tynes Living Trust dated 3/23/09,** the within named seller, 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 18th day of **June, 2024.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 18 2024 (date of document)

Regina Sullo

Affiant Signature

June 27, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

