Prepared by:
Amy Cross Nance
Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $595,000.00

Affiant

Subscribed and sworn to before me this 8th day of July, 2024.

Notary Public
My commission expires: 11-21-2027

SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1155540 DEEDWARR
07/08/2024 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20240708-0051136

Address of New Owner:	Send Tax Bills to:	Tax Information
Ann Schaefer Smith Living Trust 641 Old Hickory Blvd #138 Brentwood, Tn 37027	Same	171-03-0B-085-00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ottie K. Paslay, Trustee of The Robert H. Paslay Family Trust Agreement dated December 10, 2002** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Ann S. Smith, Trustee of Ann Schaefer Smith Living Trust dated April 25, 1994** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 77 on the Plan of A Horizontal Property Regime (Private Element), Phase One, Section Two, Townhomes of Fredericksburg, R20 Residential P.U.D. of record in Plat Book 9700 Page 364, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ollie K. Paslay, Trustee of The Robert H. Paslay Family Trust Agreement by deed from Robert A. Rubinoff and Patricia K. Rubinoff, husband and wife, of record in Instrument No. 20190403-0029975, Register's Office for Davidson County, Tennessee, and dated April 2, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Townhomes of Fredericksburg of record in Book 9700 Page 364 Register's Office for Davidson County, Tennessee.

3. Easements of record in Book 7993 Page 269, Book 7851 Page 712, Book 7358 Page 643, and Book 9607 Page 431 Register's Office for Davidson County, Tennessee.

4. Dedication of site drainage easement in Book 10012 Page 756, Register's Office for Davidson County, Tennessee.

11. Subject to the Covenant, Condition, or Restriction, recorded in Book 10126, Page 435, Book 10224 Page 683, and corrected in Book 10294 Page 850, Book 10393 Page 11, Book 10628 Page 517, Book 7798 Page 843, Book 11550 Page 531, and Book 11682 Page 75. in the official records of the Davidson County Register of Deeds.

12. Charter for Townhomes of Fredericksburg of record in Book 10126 Page 430, and Book 11550 Page 529, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Book 10126 Page 489 and Book 10275 Page 959, and Book 11550 Page 554, Register's Office for Davidson County, Tennessee.

This property is improved property known as 641 Old Hickory Boulevard, #138, Brentwood, TN 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 8th day of July, 2024.

The Robert H. Paslay Family Trust Agreement dated December 10, 2002

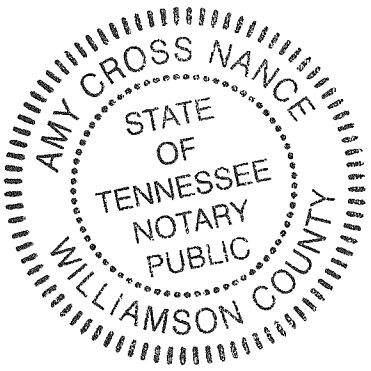
By: Ottie K. Paslay
Ottie K. Paslay, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of July, 2024, before me personally appeared Ottie K. Paslay, Trustee of The Robert H. Paslay Family Trust Agreement dated December 10, 2002, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2024.

Notary Signature
My commission expires: 2/7/27



I, Sheri Engel, 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 this 8th day of July, 2024

Sheri Engel

Dated 7/8/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sher. Eng who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 8th day of July, 2024

My commission expires: 2/7/27

Notary Public

