THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7659-WE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1176193
09/03/2024 09:53:07 AM
Fees: $18.00 Taxes: $2,127.50

Davidson County
DEEDWARR
3 pgs

20240903-0067336

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Irwin Schram, III and Hillary Hunker Schram	NEW OWNER	
3733 West End Avenue Unit 301		104-09-0L-301.00-CO
Nashville, TN 37205		
(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, **The Mitzi McDonald Greenwood Revocable Living Trust established by the Revocable Trust Agreement of Mitzi McDonald Greenwood, dated October 18, 2007**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ross Irwin Schram, III and Hillary Hunker Schram, 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 lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 301, together with the appurtenant interest in the common elements of the Westende Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7288, page 65 amended in Book 8713, page 111, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to William F. Greenwood, married by Warranty Deed from Mary Ellen Ragan, unmarried of record in Book 11696, page 502, Register's Office for Davidson County, Tennessee, dated October 08, 1999 and recorded on October 08, 1999.

William F. Greenwood is now deceased.

also Being the same property devised to Mitzi W. Greenwood by The Last Will and Testament of William F. Greenwood, deceased, Will Book 4872, Volume 899284, of record in Davidson County, Tennessee Probate Court Clerk's office, Nashville, Tennessee.

Being the same property conveyed to Mitzi McDonald Greenwood, Trustee of The Mitzi McDonald Greenwood Revocable Living Trust established by the Revocable Trust Agreement of Mitzi McDonald Greenwood, dated October 18, 2007, as amended by Warranty Deed from Mirzi W. Greenwood of record in Instrument No. 20080502-0044843 Register's Office for Davidson County, Tennessee, dated April 15, 2008 and recorded on May 02, 2008. The said Mitzi MdDonald Greenwood having since died on October 22, 2022.

Note: Warranty Deed in Instrument No. 20080502-0044843 referenced West End Condominiums in the legal description and the correct spelling is Westende Condominiums.

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 **3733 West End Avenue Unit 301, Nashville, TN 37205**

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 29th day of August, 2024.

The Mitzi McDonald Greenwood Revocable Living Trust established by the Revocable Trust Agreement of Mitzi McDonald Greenwood, dated October 18, 2007

BY: Mary Wommack, Trustee
Mary Wommack
Trustee

STATE OF Texas
COUNTY OF Bowie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Wommack** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Mitzi McDonald Greenwood Revocable Living Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary Wommack,** as such **Trustee.**

Witness my hand and official seal this the 29th day of August, 2024.

My Commission expires: March 3, 2028

Pamela Kelly Patterson, Notary Public
Notary Public

PAMELA KELLY PATTERSON
Notary ID #130565896
My Commission Expires
March 3, 2028

JURAT

State of Texas
County of Bowie } ss.

Subscribed and sworn to (or affirmed) before me this
29th day of August, 2024, by
Date Month Year

Mary Wommack
Name of Signer No. 1

Name of Signer No. 2 (if any)

Signature of Notary Public

PAMELA KELLY PATTERSON
Notary ID #130565896
My Commission Expires
March 3, 2028

Place Notary Seal/Stamp Above

Any Other Required Information (Residence, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: August 29, 2024 Number of Pages: 1
Signer(s) Other Than Named Above: N/A

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