Karen Johnson
Batch # 1187614
09/30/2024 09:39:56 AM
Fees: $13.00 Taxes: $1,739.00
Davidson County
DEEDWARR
2 pgs
20240930-0075410

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23141-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of September, 2024.

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abigail Schmidke 1980 Loney Dr. Nashville, TN 37210	Same as New Owner	106-14-0-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brian Passons and Jillian Passons, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Abigail Schmidke, a single person**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 64, Raymond Heights, according to survey and plat of same appearing of record in Book 1424, page 141, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian Passons and Jillian Passons, husband and wife by Warranty Deed from Mary Sue Wood, an unmarried woman, dated July 9, 2021, recorded July 16, 2021, of record in Instrument No. 20210716-0095579, as corrected by Scrivener's Affidavit of record in Instrument No. 20240918-0072359, Register's Office for Davidson County, Tennessee.

The Grantee's vesting in the Warranty Deed recorded in Instrument No. 20210716-0095579, Register's Office for Davidson County, Tennessee, was erroneously shown as Brian Passons and Jillian Passons, husband and wife and Julia Passons. The reference to Julia Passons as an additional owner was an unintentional error which was subsequently corrected by that certain Scrivener's Affidavit recorded in Instrument No. 20240918-0072359, Register's Office for Davidson County, Tennessee. Julia Passons was never associated with this property for the duration of the Grantor's ownership. Furthermore, the property was continuously owned by only Brian Passons and Jillian Passons as husband and wife.

This is improved property located at: **1980 Loney Drive, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his/her/their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2024.

GRANTOR:

Brian Passons

Jillian Passons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Passons and Jillian Passons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-1980