WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

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 28th day of October, 2024.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1198740 DEEDWARR
10/30/2024 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20241030-0083598

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marjorie Pomeroy-Wallace Ronald Paul Gatrell	U. S. Bank National Association	117-03-0H-205-00
(NAME)	(NAME)	
2600 Hillsboro Pike Unit 205	2800 Tamarack Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Owensboro, KY 42301	
(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, **we, Kelsey Faust Hewitt and Alex Hewitt, wife and husband and Theresa S. Faust and Ted M. Faust, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marjorie Pomeroy-Wallace, and Ronald Paul Gatrell, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 No. 205, Garage G-66 and Storage Spaces S-21 and S-23, on the Horizontal Property Regime for The Enclave at Hillsboro Village, a Condominium Development, as recorded in the Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to in Kelsey N. Faust, an unmarried woman and Theresa S. Faust and Ted M. Faust, wife and husband as tenants in common with right of survivorship by Warranty Deed from Oliver W. Stephenson and wife, Patsy J. Stephenson, of record in Instrument No. 20190304-0019748, dated March 04, 2019, recorded March 04, 2019, Register's Office Davidson County, Tennessee. The said Kelsey N. Faust is now married and is known as Kelsey Faust Hewitt.

Kelsey Faust Hewitt executes this instrument as Attorney in Fact on behalf of Theresa S. Faust and Ted M. Faust, pursuant to the Power of Attorney recorded in Instrument No. 20241023-0082485 Register's Office for Davidson County, Tennessee.

The said Alex Hewitt, husband of the said Kelsey Faust Hewitt, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

2600 Hillsboro Pike, Unit 205		Nashville, TN	37212
(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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, successors 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, successors 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 28th day of October, 2024.

Kelsey Faust Hewitt

Kelsey Faust Hewitt

Alex Hewitt

Theresa S. Faust by Kelsey Faust Hewitt, Attorney in Fact

Theresa S. Faust
By Kelsey Faust Hewitt, Attorney in Fact

Ted M. Faust by Kelsey Faust Hewitt, Attorney-in-Fact

Ted M. Faust
by Kelsey Faust Hewitt, Attorney-In-Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kelsey Faust Hewitt and Alex Hewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2024.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kelsey Faust Hewitt and who, upon **her** oath acknowledged **herself** to be the Attorney-In-Fact for the within named Theresa S. Faust and Ted M. Faust, being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 2024.

Notary Public

My Commission Expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

File No.: 7801-24
Warranty Deed Individual eRec LES rev. 09-2018

True Copy Certification

I, **Tonya Cherry,** 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 the 28 day of October, 2024.

Affiant Signature
Date 10-28-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028