RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-25918-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1205122 DEEDWARR
11/14/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241114-0088532

STATE OF TENNESSEE
COUNTY OF **Montgomery**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of **November, 2024**

NOTARY PUBLIC

My commission expires: 7/23/24

TORI MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darcy A. Robison and Warren Ford, II **400 Edgewood Drive** **Columbiana, OH 44408**	**JPMorgan Chase Bank, N.A.** **3415 Vision Drive** **Columbus, OH 43219**	142-07-0C-064-00-CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($ 340,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Michael S. Sprouse, a married man, and Jason M. Sprouse, a single man, and Judy C. Gouldener, a single person,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Darcy A. Robison, a single woman, and Warren Ford, II, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 64 on the Plan of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Regime Act and the provisions of the Master Deed for Ashley Green, of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, including, without limitation, the bylaws appended thereto of record in Book 7184, page 71, said Register's Office, as said Master Deed has been amended in Book 7482, page 312, and in instrument #20111101-0084880, to which reference is made for a more complete and accurate description of said Unit.

Being the same property conveyed to Michael S. Sprouse and Jason M. Sprouse from Judy C. Gouldener, a single person, by Quitclaim Deed dated April 4, 2019 and recorded April 8, 2019 in Instrument #20190408-0031493, said Register's Office.

Being the same property conveyed to Judy C. Gouldener, a single person, from Jo Ann Reasonover, unmarried, by Warranty Deed dated December 14, 2018 and recorded December 18, 2018 in Instrument #20181218-0122751, said Register's Office.

Judy C. Gouldener, a single person, joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise, and specifically relinquishes the life estate retained by her in the previous conveyance evidenced by the Quitclaim Deed of record in Instrument No. 20190408-0031493, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 276 Myhr Green, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7 day of November, 2024

GRANTOR(S)

Michael S. Sprouse

Jason M. Sprouse

Judy C. Gouldener

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Michael S. Sprouse and Jason M. Sprouse, and Judy C. Gouldener, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 7 day of November 2024

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E. Berry
Printed Notary Name

My commission expires: August 31, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 November 7, 2024.

Affiant Signature

11/08/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this November 8, 2024.

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY