RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-28718-25

Karen Johnson Davidson County
Batch# 1260598 DEEDWARR
04/16/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,466.37
20250416-0029141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,317.47.

Rachel K. Liebert
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April 2025

Jennifer Tennell
NOTARY PUBLIC

My commission expires:

JENNIFER TENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Bolin, Trustee of the Ashley Purcell Bolin Trust dated February 3, 2023 2025 Woodmont Boulevard Unit 228 Nashville, TN 37215	Same address as new owner	117-11-0J-228-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY SIX THOUSAND THREE HUNDRED SEVENTEEN AND 47/100 Dollars ($396,317.47) 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, **JOHN SHORT AND HEATHER SHORT, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ASHLEY BOLIN, TRUSTEE OF THE ASHLEY PURCELL BOLIN TRUST DATED FEBRUARY 3, 2023**, 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:

Land in Davidson County, Tennessee, being Unit No. 228 together with Garage Unit No. B-5, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re- recorded as Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861,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 John Short and Heather Short, husband and wife, from Jose Herman Amden and Jessica Hope Amden, husband and wife, by Warranty Deed dated 5/22/2020 and recorded 5/29/2020 in Instrument No. 20200529-0055624, said Register's Office.

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 _XX_ improved property, known as: 2025 Woodmont Boulevard, Unit 228, Nashville, TN 37215

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 15th day of April, 2025

GRANTOR(S)

John Short

Heather Short

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, John Short and Heather Short, 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 15th day of April, 2025.



Notary Public

Edward B Baldwin III
Printed Notary Name

My commission expires: 4/28/24

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 15, 25 (date of document).

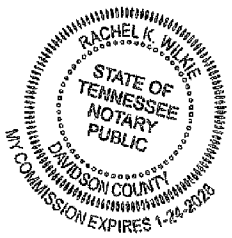
April 15, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 15, 2025.

Notary's Signature

My Commission Expires: _____



Notary's Seal