Karen Johnson Davidson County
Batch# 1262178 DEEDWARR
04/21/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250421-0029765

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE,
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD A. SCHALLER & CAROLYN J. SCHALLER	New Owner	**103-14-0A-002.00 CO**
(NAME) **4500 POST ROAD, UNIT A2**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, MARY FLORENCE MORGAN-YOUNG AND HUSBAND, ROBERT B. YOUNG,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. SCHALLER AND CAROLYN J. SCHALLER, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** 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 in Davidson County, Tennessee, being Unit No. A-2 in a Horizontal Property Regime located on the Plat of The Hillwood of record in Book 5200, page 43 and revised in Book 6250, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jane F. Morgan from Rita Moskovitz and Betty Lou Weiss, sole heirs-at-law of Rose S. Rosenblum, by warranty deed dated September 1, 1992 of record in Book 8719, page 284, Register's Office for Davidson County, Tennessee. Further conveyed to Mary Florence Morgan from the Estate of Jane F. Morgan, by Mary Florence Morgan as the Administrator of the Estate of Jane F. Morgan, by quitclaim deed dated February 9, 2005, of record in Instrument No. 20050209-0015122, said Register's Office. Further conveyed to Mary Florence Morgan-Young and husband, Robert B. Young, from Lee A. Cohen, Trustee, by quitclaim deed dated December 14, 2007 of record in Instrument No. 20080103-0000774, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 5200, page 43 and revised in Book 6250, page 503; Master Deed for The Hillwood of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Instrument No. 20130326-0029697, and Instrument No. 20220923-0105978; By-Laws of record in Book 5280, page 509, amended in Book 7702, page 606, Book 7822, page 263, and Instrument No. 20081125-0015372; Charter for The Hillwood Homeowners Association of record in Book 5286, page 122; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **4500 POST ROAD, UNIT A2, NASHVILLE, TN 37205**
(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 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 14th day of April, 2025.

Mary Florence Morgan-Young
MARY FLORENCE MORGAN-YOUNG

Robert B Young
ROBERT B. YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **MARY FLORENCE MORGAN-YOUNG AND ROBERT B. YOUNG,** the bargainors, 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 official seal at office this 14th day of April, 2025.

My Commission Expires: **March 3, 2026**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 4/14/25.

Affiant Signature – Joshua A. Terry

4/18/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27