Karen Johnson Davidson County
Batch# 224618 DEEDWARR
05/01/2019 03:32:01 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190501-0040581

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this the 25th day of April, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Janie B. Denning		
2025 Woodmont Blvd 218	New Owner	117-11-0J-218.00-CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HARALD WESTENDORF AND JENEVA MYERS WESTENDORF**, **HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANIE B. DENNING, UNMARRIED,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 218 of The Hillmont Condominiums, a horizontal regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074 and amended in Instrument No. 20050512-0053861, Register's Office for said County, to which reference is hereby made for more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Harald Westendorf and Jeneva Myers Westendorf, husband and wife by Warranty deed from Niraj R. Nathan, unmarried of record in Instrument No. 20160711-0070943 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 11, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2025 Woodmont Blvd 218, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of April, 2019.

Harald Westendorf

Jeneva Myers Westendorf

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Harald Westendorf and Jeneva Myers Westendorf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of April, 2019.

Certificate Attached for California Notary Wording

Notary Public

My Commission Expires: April 24 2019

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Inyo)

On April 24, 2019 (Date) before me, Karrie L. Rogers Notary Public (Here Insert Name and Title of the Officer)

personally appeared Harald Westendorf and Jeneva Myers Westendorf, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karrie L Rogers
Signature of Notary Public

(Notary Seal)

KARRIE L. ROGERS
Notary Public – California
Inyo County
Commission # 2226016
My Comm. Expires Dec 21, 2021

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 4-24-19

Number of Pages: 1 Signer(s) Other Than Named Above: //

Additional Information: //

revision date 01/01/2015