Karen Johnson Davidson County
Batch# 501673 DEEDWARR
10/26/2020 01:42:59 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20201026-0123939

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35767-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2020. Notary Public My Commission Expires: 11/8/21 KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Lauren Grace Malachowski, Steve Anthony Malachowski 512 Chesterfield Avenue #C2 Nashville, TN 37212	**Send Tax Bills To:** Stockton Mortgage Corporation 88 C Michael C. Davenport Blvd. Frankfort, KY 40601	**Tax Information:** Map and Parcel No.: 104100N01800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Helen Clarke, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Grace Malachowski, a single woman and Steve Anthony Malachowski, a married man as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 512 Chesterfield Avenue #C2, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES-20-512-C2

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2020.

Mary Helen Clarke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Helen Clarke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2020.

Notary Public

My Commission Expires:

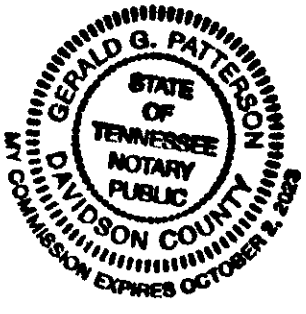


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. C2, together with the appurtenant interest in the common elements of Westchester Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20070607-0068596, as amended in Instrument No. 20071090120320, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Mary Helen Clarke, unmarried, by deed dated August 30, 2007 from The Nashville Westchester, LLC a Tennessee limited liability company, of record in Instrument No. 20070906-0107092, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Westchester Condominiums, of record in Instrument No. 20070607-0068596, amended in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 421, page 16, Register's Office for Davidson County, Tennessee.