Karen Johnson Davidson County
Batch# 555632 DEEDWARR
01/15/2021 02:36:30 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20210115-0007296

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

L. Moore
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 day of Jan 2021.

(Affix Seal) Notary Public

My Commission Expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

2020-1621-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeff Grasser and Nora Grasser 4425 Westlawn Drive, C300 Nashville, TN 37209	NEW OWNERS	Map/Parcel 103 08 0A 057.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashley Love Pierrot, unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeff Grasser and Nora Grasser, husband and wife,** hereinafter called the GRANTEE, his heirs and assigns, that 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. C-300 in Westlawn Green Condominiums, a Horizontal Property Regime, located on Westlawn Drive, Nashville, Davidson County, Tennessee, as shown on the Plan of Westlawn Green Condominiums recorded in Plat Book 5200, page 20-24, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5238, page 863, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Westlawn Green Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5238, page 863 and Book 5238, page 872, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashley Love Pierrot, an unmarried woman, by Warranty Deed from Bart I. Victor and Susan L. Smith, husband and wife, dated January 14, 2020, of record in Instrument No. 20200116-0005842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2020 Metropolitan Nashville Property taxes having been prorated between the parties hereto and paid, or are assumed by the Grantee; Metropolitan Nashville Property taxes for the year 2021, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4425 Westlawn Drive, C300, Nashville, TN 37209.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is

unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 15th day of ~~December, 2020~~ January 2021

Ashley Love Pierrot

Ashley Love Pierrot

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16 day of December, 2020, before me personally appeared Ashley Love Pierrot, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of December, 2020.

My Commission Expires: 11/16/2024

Notary Public

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

True Copy Certification

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellora A. Sherrill, a notary public for this county and state, John A. Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLORA A. SHERRILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)