WARRANTY DEED

Karen Johnson Davidson County
Batch# 598972 DEEDWARR
03/24/2021 09:45:26 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210324-0038653

B-E3-21-1000-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 22nd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/13/24 (AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Nwofia	New Owners	
(NAME) **1000 E W Trinity Lane**	(NAME)	**070-07-0-P-26.00CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESTVUE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN NWOFIA AND LORRAINE N. NWOFIA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 26 of Westvue, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Westvue Development, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from John C. Jones, III, recorded September 23, 2019 in Instrument No. 20190923-0096548, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John C. Jones, III, a married man, by Warranty Deed from Norma Crow, unmarried, recorded August 13, 2019 in Instrument No. 20190813-0080567, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Norma Crow, an unmarried woman, by Warranty Deed from Charles J. Bradley, an unmarried man, recorded July 17, 2015 in Instrument No. 20150717-0070037, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20191101-0112866, Register's Office for Davidson County, Tennessee.
- Easement for Drainage and/or Public Utilities of record in Instrument No. 20000216-0015418, Register's Office for Davidson County, Tennessee.
- Agreed Final Order of record in Book 8463, Page 447, Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Right of Way of record in Instrument Nos. 20171117-0118388 and 20190909-0090867, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 E W Trinity Lane, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 19 DAY OF MARCH, 2021.

Westvue Development, LLC

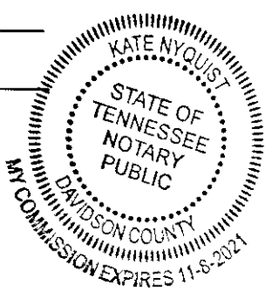
BY: _____
Bryan Krabousanos
Chief Manager/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN KRABOUSANOS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER/PRESIDENT of WESTVUE DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER/PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212