Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 654511 DEEDWARR
06/10/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210610-0078636

39-B
File #21-1373

# WARRANTY DEED

**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, the undersigned **Michelle Brinson, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Marie Kimber, single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Apartment Unit No. 224 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982. in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Michelle E. Sanders, unmarried by Warranty deed from Eledge Construction, Inc of record in Book 10752, page 639, Register's Office for Davidson County, Tennessee, dated December 31, 1997 and recorded on January 09, 1998.

Being the same property conveyed to Michelle Sanders Brinson and spouse, Andrey Brinson by QuitClaim deed from Michelle Sanders Brinson, married of record in Instrument No. 20070706-0080423 Register's Office for Davidson County, Tennessee, dated June 23, 2007 and recorded on July 06, 2007.

Being the same property conveyed to Michelle Brinson by QuitClaim deed from Andrey Brinson of record in Instrument No. 20111117-0090058 Register's Office for Davidson County, Tennessee, dated November 16, 2011 and recorded on November 17, 2011.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 224 Westfield Drive, Nashville, TN 37221.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| **Jessica Marie Kimber**<br>**224 Westfield Drive**<br>**Nashville, TN 37221** | New Owner | **128-13-0A-224.00** |

**WITNESS THE EXECUTION HEREOF** this 8th day of June, 2021.

Michelle Brinson

**Michelle Brinson**

**State of Tennessee )**
**County of Davidson )**

On this 8th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michelle Brinson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 240,000.00.**

Emily Reed

Affiant

Sworn and subscribed before me on this the 8th day of June, 2021.

Notary Public

My Commission Expires: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

## Tennessee Certification of Electronic Document

I, Olivia Pedigo, 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 Tennessee**

**County of Davidson**

Personally appeared before me, Hunter Smith, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed.

Notary Signature

HUNTER SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. Feb. 21, 2022
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: February 21, 2022

NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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