THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535147**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $239,000.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2021. Notary Public My Commission Expires: 10/2/2023

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 663212 DEEDWARR
06/23/2021 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20210623-0084957

WARRANTY DEED

Address New Owner: Jessica Danielle Herron 430 Westfield Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-13-0A-430.00 CO

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, **Brooklyn N. Wingfield, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Danielle Herron, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 430, on the Horizontal Property Regime for The Westfield Condominiums, as recorded in the Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BROOKLYN N. WINGFIELD, by deed from CUMBERLAND TRUST AND INVESTMENT COMPANY, ADMINISTRATOR CTA OF THE ESTATE OF MARGIE DEBERRY, of record in Instrument No. 20190225-0016982 , dated February 21, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 128-13-0A-430.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 590, and Plat Book 6250, page 748, said Register's Office.

Right-of-Way Easement of record in Book 4851, page 918, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7803, page 694, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in the Master Deed in Book 6678, page 771, as amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, page 256, , said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6551, page 988, said Register's Office.

Granted of Easement for Sewer Line of record in Book 6551, page 981, said Register's Office.

This is improved property located at 430 Westfield Drive Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2021.

Brooklyn N. Wingfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brooklyn N. Wingfield, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2021.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____

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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