B04 36 (2)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21053096**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $965,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2021. Notary Public My Commission Expires: 5/5/2025

June E. Rowell NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phyllis Marganoff 2922 Westmoreland Drive Nashville TN 37212	New Owner	Tax Parcel ID No. 104 14 0 049.00

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, **2922 Westmoreland Drive, LLC, a Florida limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phyllis Marganoff, a single woman** ("Grantees"), its 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 Easterly half of Lot No. 17 on the Map of Bransford Realty Co's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee and being described as follows:

Said Easterly half of Lot 17 fronts 40 feet on the Northerly side of Westmoreland Drive and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed to 2922 Westmoreland Drive, LLC, a Florida limited liability company, by Warranty Deed from Sam T. Phelps and Lauren Leonard, husband and wife, of record in Instrument No. 20130116-0005013, in the Register's Office of Davidson County, Tennessee, dated January 10, 2013 and recorded on January 16, 2013.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's Subdivision of Westmoreland Place, as recorded in Plat Book 421, Page(s) 16.

Karen Johnson Davidson County
Batch# 670849 DEEDWARR
07/02/2021 02:33:41 PM 2 pgs
Fees: $13.00 Taxes: $3,570.50

20210702-0090283

This is improved property located at 2922 Westmoreland Drive Nashville TN 37212

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 1st day of July, 2021.

2922 Westmoreland Drive, LLC.

By: _____
William T. Chapman, IV, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared William T. Chapman, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of 2922 Westmoreland Drive, LLC, a Florida Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of July, 2021.

_____
Notary Public

