Karen Johnson Davidson County
Batch# 672401 DEEDWARR
07/07/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,231.73
20210707-0091476

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4286

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jerry A. Varnado 4425 Westlawn Drive #A105 Nashville, TN 37209	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity PO Box 961292 Fort Worth, TX 76161-0292	103-08-0A-005.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Virginia R. LaFore, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry A. Varnado, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. A-105, as shown on the plan of Building "A", Westlawn Green, of record in Plat Book 5200, Pages 20-24, and further established by the Master Deed of Westlawn Green, a Horizontal Property Regime, of record in Book 5238, Page 863 and amended in Book 5266, Page 22, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Virginia R. Lafore, unmarried by Warranty deed from Clint

Haynes, unmarried of record in Instrument No. 20120125-0006819 Register's Office for Davidson County, Tennessee, dated January 24, 2012 and recorded on January 25, 2012. (Value of consideration shown in aforementioned deed $178,000.00.)

Being also known as 4425 Westlawn Dr. #A-105, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4425 Westlawn Drive #A105, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 30th day of June, 2021.

Virginia R. LaFore

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia R. LaFore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Orlando, Florida (City/State) this 30 day of June, 2021.

ADRIANA GARCIA
Notary Public - State of Florida
Commission # GG 284137
My Comm. Expires Dec 13, 2022
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 12/13/2022

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/21.

Affiant Signature

7/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON