THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21063583**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2021. Notary Public My Commission Expires: 1/20/25

DONNA L. TRENT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-20-2025

Karen Johnson Davidson County
Batch# 683484 DEEDWARR
07/26/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210726-0099839

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brett Downey 112 West End Place Nashville TN 37205	New Owner	Tax Parcel ID No. 104 09 0G 012.00

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, **Connor R. Sestak, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett J. Downey, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Located in Davidson County, Tennessee, being Unit No. 12, of West End Place (formerly Park Circle Condominiums), filed as Exhibit B to and established by Master Deed of record in Book 6809, Page 569, as amended in Book 9992, Page 744 and Rules and Regulations recorded in Book 8834, Page 727 and and Leasing Rules recorded in Instrument No. 20140423-0034301, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Connor R. Sestak, an unmarried man, by Warranty Deed from James M. Derryberry, unmarried, of record in Instrument No. 20140729-0067477, in the Register's Office of Davidson County, Tennessee, dated July 25, 2014 and recorded on July 29, 2014.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Place (formerly Park Circle Condominiums) Condominium of record in Book 6809, Page 569, as amended by instrument(s) of record in Book 9992, Page 744 and Rules and Regulations recorded in Book 8834, Page 727 and Leasing Rules recorded in Instrument No. 20140423-0034301; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Transmission Lines, recorded in Book 4879, Page 460.

This is improved property located at 112 West End Place Nashville TN 37205

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 July, 2021.

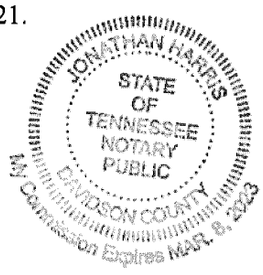
Connor R. Sestak

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Jamika Jones, 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 7/21/2021.

Date

Jamika Jones
Affiant Signature

7/22/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22th day of JULY, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY