Karen Johnson Davidson County
Batch# 727981 **DEEDWARR**
09/30/2021 11:50:28 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210930-0131653

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES 11-20-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-02897

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jaqueline Mortell Bene Mark Alan Mortell 343 Westfield Drive Nashville, TN 37221	NEW OWNER	128 13 0A 343.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tracey Peek, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jaqueline Mortell and Bene Mark Alan Mortell, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors 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 Apartment Unit No. 343, of the Westfield Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, 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 said Master Deed, Reference is hereby made to the Plat of Westfield as shown on Exhibit "C" to the 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, as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Tracey Peek, a single woman, by Warranty Deed from Carol Wilker, a married woman, of record in Instrument No. 20160819-0087024, in the Register's Office of Davidson County, Tennessee, dated August 18, 2016 and recorded on August 19, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 343 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 28th day of September, 2021

Tracey Peek

Tracey Peek

STATE OF TENNESSEE

COUNTY OF WILSON

On this 28th day of September, 2021, before me personally appeared Tracey Peek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Gail Dornan

Notary Public

My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023