Karen Johnson Davidson County
Batch# 750617 DEEDWARR
11/08/2021 10:11:45 AM 3 pgs
Fees: $18.00 Taxes: $851.00

20211108-0148741

Box 14
35220-4

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00**.

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2021.

Notary Public

My commission expires: 5/2/22

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa Lynne Wascher	**"NEW OWNER"**	**128-13-0-A-431.00co**
431 Westfield Drive		
Nashville, TN 37221		

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

Lorenzo Panzica and Milene Panzica, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Lynne Wascher, an unmarried woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 431 of Westfield (formerly The Hamlet) Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256, and in Book 9608, Page 719, with Bylaws appended thereto of record in Book 6678, Page 802, and as amended in Book 7271, Page 310, said 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 Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums, for placement of Units, as shown on Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lorenzo Panzica and Milene Panzica, husband and wife by Deed dated April 12, 2019, from Farhad Sadri of record in Instrument No. 20190415-0033892, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "D" to the Amendment to the Master Deed in Book 6831, Page 982, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Master Deed of The Westfield (formerly The Hamlet) Condominiums, of record in Book 6678, Page 771, and as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256, and see Appointment of Successor Trustee of record in Book 9608, Page 719, with Bylaws appended thereto of record in Book 6678, Page 802, and as amended in Book 7271, Page 310, said Register's Office.**

3) **All matters as shown on the Revised Boundary Plat of record in Book 6250, Page 748, said Register's Office.**

4) **Easement for Right-of-Way of record in Book 4851, Page 918, said Register's Office.**

5) **Easement for Sewer Line of record in Book 6551, Page 981, Register's Office.**

6) **Subject to Easements, Covenants, and Restrictions as set out in the Deed of record in Book 6551, Page 988, said Register's Office.**

7) **Agreement for Dedication of Public Utilities Easement of record in Book 7803, Page 694, said Register's Office.**

8) **Grant of Easement for Comcast of Nashville I, LLC, of record in Instrument No. 20151130-0120253,said Register's Office.**

9) **Charter of The Westfield (formerly The Hamlet) Condominiums Homeowners' Association, Inc., of record in Book 6746, Page 677, said Register's Office.**

10) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property known as 431 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 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.

Witness my/our hand(s) this 28 day of October, 2021.

Loren Panzica

Milene Panzica

STATE OF ALABAMA)
COUNTY OF Shelby)

Personally appeared before me, a Notary Public of said County and State, **Loren Panzica** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham (City), Alabama, this 28th day of **October, 2021.**

Rebecca Teixeira
Notary Public

REBECCA TEIXEIRA
My Commission Expires
August 31, 2024

My Commission Expires: 8/31/2024

STATE OF ALABAMA)
COUNTY OF Shelby)

Personally appeared before me, a Notary Public of said County and State, **Milene Panzica** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham (City), Alabama, this 28th day of **October, 2021.**

Rebecca Teixeira
Notary Public

REBECCA TEIXEIRA
My Commission Expires
August 31, 2024

My Commission Expires: 8/31/2024