Karen Johnson Davidson County
Batch# 770230 DEEDWARR
12/08/2021 11:15:43 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20211208-0162773

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-24-24

(AFFIX SEAL)

COURTNEY ALLBERT
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 09-24-2024
COUNTY OF DICKSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH21-03321

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lynne Whitfield, 120 Westerly Dr Nashville, TN 37221	Lynne Whitfield 428 Windmark Way Port Saint Joe, FL 32456	142-07-0A-120.00-CO

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, **Cathey Clark, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lynne Whitfield, married**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 120 on the Plan of Willow Pointe, a Horizontal Property Regime, as established by Exhibit "A" to the Master Deed, of record in Book 6772, Page 257, as amended in Book 8867, Page 283, Register's Office of Davidson County, Tennessee and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cathey Clark, a single person by Warranty Deed from James A. Johnstone and spouse, Sue Christianson of record in Book 9264, page 684, Register's Office for Davidson County, Tennessee, dated February 25, 1994 and recorded on March 02, 1994. (Value or consideration shown in aforementioned deed $71,000.00 .) Being also known as 120 Westerly Dr Nashville, Tennessee 37221.

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: 120 Westerly Dr, 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 3rd day of December, 2021

Cathey Clark

Cathey Clark

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3rd day of December, 2021, before me personally appeared Cathey Clark, 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.

Notary Public: W. Brad Lehman

My Commission Expires: 9/21/24

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON