Karen Johnson Davidson County
Batch# 777189 DEEDWARR
12/21/2021 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20211221-0168282

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, is $300,000.00 (Three Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 10th day of December, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 5-15-2023 (NOTARY SEAL)

KRYSTIN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:**

**GRISSIM TITLE & ESCROW, LLC.**
1222 17th Avenue South, Nashville, TN. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Binyam W. Tafesse<br>404 Westfield Drive<br>Nashville, TN 37221 | Pinnacle Bank<br>150 3rd Ave S, Suite 1000<br>Nashville, TN 37201 | 128130A40400CO |

## 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, **LORI HARGROVE, AN UNMARRIED WOMAN AND ANITA BOYD, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BINYAM W. TAFESSE, a MARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 404 of Westfield Condominiums (formerly The Hamlet), a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as established by boundary plats of Record in Book 6250, Page 590, amended in Book 6250, Page 748, and by Master Deed in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, and as set forth in Exhibit "D" to said amended Master Deed in said Book 6831, Page 982, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of said amended Master Deed, all of record in said Register's Office, and all to which reference is hereby made and the same incorporated herein for a complete description of said unit and the conveyance hereby made.**

**Being the same property conveyed to Lori Hargrove, and unmarried woman, and Anita Boyd, an unmarried woman, as tenants in common with right of survivorship, by deed from Mary Kay Reed and spouse, Christopher Dale Reed of record in Instrument No. 20171004-0101542, dated October 2, 2017 and recorded October 4, 2017, Register's Office for Davidson County, Tennessee.**

**Being also known as 404 Westfield Drive, Nashville, Tennessee 37221.**

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

| This is: | ( **X** ) IMPROVED<br>( ) UNIMPROVED | Property known as:<br>**404 WESTFIELD DRIVE**<br>**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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2021126937

**WITNESS,** this 10th day of December, 2021

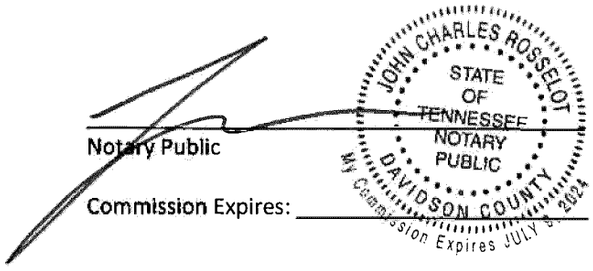
Lori Hargrove
**Lori Hargrove**

Anita Boyd
**Anita Boyd**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 10th day of December, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lori Hargrove and Anita Boyd** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of December, 2021.




Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2021126337

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 15, 2021.

J. Carlton Drumwright

December 15, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 15, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY