Karen Johnson Davidson County
Batch# 796731 DEEDWARR
01/28/2022 12:18:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20220128-0010548

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $235,000.00. **Affiant** Subscribed and sworn to before me, this 19th day of January, 2022. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Address New Owner As Follows:
Luke Primm
312 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:
Bank of America, N.A.
ISAOA/ATIMA
P. O. Box 961291
Ft. Worth, TX 76161

Map-Parcel Number:
128-13-0A-312.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, VIRGINIA J. WHITTIER, EXECUTRIX OF THE ESTATE OF KAREN S. WHITTIER hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto LUKE PRIMM, AN UNMARRIED MAN, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 312, on the Horizontal Property Regime for The Westfield Condominiums, as recorded in the Master Deed of record in Book 6678, page 771, amended in Book 6736, page 110, Book 6801, page 962, Book 6831, page 982 and Book 7271, page 256, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to KAREN S. WHITTIER, UNMARRIED, by deed from JAMES MICHAEL MAITLAND, A MARRIED PERSON, of record in Book 10103, page 14, dated June 26, 1996, said Register's Office. Karen S. Whittier, A/K/A Karen Susan Whittier, died testate on or about July 16, 2021. Pursuant to her will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-1717, said property is to be administered as part of the probate estate.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6250, page 590, and Plat Book 6250, page 748, said Register's Office.

3. Right-of-Way Easement of record in Book 4851, page 918, said Register's Office.

4. Agreement for Dedication of Public Utilities Easement of record in Book 7803, page 694, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in the 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, said Register's Office.

6. Restrictive Covenants contained in instrument of record in Book 6551, page 988, said Register's Office.

7. Grant of Easement for Sewer Line of record in Book 6551, page 981, said Register's Office.

This is improved property known as: 312 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 Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of January, 2022.

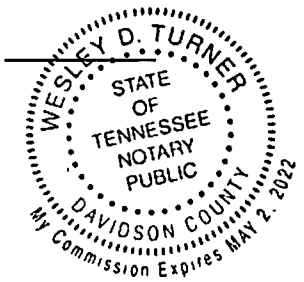
Virginia J. Whittier, Executrix of the Estate of Karen S. Whittier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA J. WHITTIER, EXECUTRIX OF THE ESTATE OF KAREN S. WHITTIER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of January, 2022.

Notary Public

My Commission Expires: 

True Copy Certification

I, Wesley D. Turner, 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 January 19, 2022.

Affiant Signature

Date: January 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of January, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

