Karen Johnson Davidson County
Batch# 827409 DEEDWARR
03/24/2022 08:08:36 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20220324-0033708

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~W-VRE-22-436~~

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1139 NW Broad St. Suite 101
Murfreesboro, TN 37129

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 **DAY OF** March **, 2022.**

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

13-NSH22-03755

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen Nalbert and Jacqueline Musanti ~~436 Westfield Drive~~ ~~Nashville, TN 37221~~ 7146 Nolen Park Cir. Nolensville, TN 37135	Stephen Nalbert and Jacqueline Musanti 436 Westfield Drive Nashville, TN 37221 new owner	128-13-0A-436.00-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, **Dwayne Michael Hoffman, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Nalbert and Jacqueline Musanti, husband and wife**, 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 tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Apartment Unit No. 436 of Westfield 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, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, 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 to said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit to said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

For informational purposes only, subject property address is known as: 436 Westfield Drive 436 Nashville, Tennessee 37221.

Being the same property conveyed to Christian Blair Holland, unmarried by Warranty Deed from Mark C. Langham, married of record in Instrument No. 20180501-0040967, Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on May 01, 2018. (Value of consideration shown in aforementioned deed $215,000.00.)

Being the same property conveyed to Dwayne Michael Hoffman, a single person by Warranty Deed from Christian Blair Holland, an unmarried man of record in Instrument No. 20200707-0073170 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 07, 2020. (Value of consideration shown in aforementioned deed $229,900.00.)

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: **436 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 22nd day of March, 2022

Dwayne Michael Hoffman

Dwayne Michael Hoffman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, Susan Morelli , a Notary Public for the County of Rutherford and State of Tennessee , do hereby certify that Dwayne Michael Hoffman, a single person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of March, 2022.

Susan Morelli

Notary Public

My Commission Expires: 08.17.2025

(SEAL)

