Karen Johnson Davidson County
Batch# 830524 DEEDWARR
03/29/2022 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220329-0036151

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139263**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 18th day of March, 2022. Notary Public My Commission Expires: 10/2/2023

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Frances Benedict 3204 West End Circle Unit 4 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 02 0F 004.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah E. Goschy, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frances Grace Benedict, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4 of West End Square Condominiums , a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for West End Square Condominium Association, of record in Book 6686, Page 648, and as amended in Book 6712, Page 739, in Book 6780, Page 353, and in Book 7114, Page 388, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6686, Page 677, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of West End Square Condominiums, of record in Book 6250, Page 828, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sarah E. Goschy, a Single Person, by Warranty Deed from Debra Dianne Brevard, unmarried, of record in Instrument No. 20010430-0043044, in the Register's Office of Davidson County, Tennessee, dated April 27, 2001 and recorded on April 30, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Square Condominiums, as recorded in Plat Book 6250, Page(s) 828; .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West End Square Condominium Association Condominium of record in Book 6686, Page 648, as amended by instrument(s) of record in Book 6712, Page 739, Book 6780, Page 353, Book 7114, Page 388; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4246, Page 186.

This is improved property located at 3204 West End Circle Unit 4 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of March, 2022.

Sarah E. Goschy

STATE OF Tennessee
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Goschy, 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 17th day of March, 2022.

Notary Public
My Commission Expires: 7/26/2023

SHANA BETH EDINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/17/2022.

D. Shayne Adair

3/18/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 18 day of March, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026