Karen Johnson Davidson County
Batch# 843305 DEEDWARR
04/21/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20220421-0045989

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-593

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($170,000.00) cash in hand paid, the receipt of which is hereby acknowledged, WALKER CASEY REED (being the same person also known as W. CASEY REED), married ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto KRYSTAL ROSADO, an unmarried woman, her heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit 111 of Westfield Condominiums (formerly The Hamlet), a horizontal property regime, pursuant to a plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to W. Casey Reed by Trustee's Deed from Billy Glass, Co-Trustee dated July 13, 2007, and of record in Instrument No. 20070720-0086787, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Walker Casey Reed by Quitclaim Deed from Stephanie Marie Mouton Reed, dated July 15, 2011, and of record in Instrument No. 20111109-0087764, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictive covenants contained in an instrument of record in Book 6551, Page 988, in the Register's Office of Davidson County, Tennessee.

2. Agreement for public utilities easement to Harpeth Valley Utility of record in Book 7803, Page 694, in the Register's Office of Davidson County, Tennessee.

3. Charter changing name to Westfield Condominiums of record in Book 6746, Page 677, in the Register's Office of Davidson County, Tennessee.

4. Grant of easement for sewer of record in Book 6551, Page 981 , in the Register's Office of Davidson County, Tennessee.

5. Easement and Right-of-Way of record in Book 4851, Page 918, in the Register's Office of Davidson County, Tennessee.

6. Rights and easements of adjoining landowners in and to any party wall(s) located on the property.

7. Subject to rights of others in and to the common areas and/or elements.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real

property taxes for the tax year 2022 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor further certifies that the property being conveyed herein is investment property, and warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of April, 2022.

Walker Casey Reed
WALKER CASEY REED

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared WALKER CASEY REED, 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's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 12th day of April, 2022.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COMM EXP. 04-23-2025 DICKSON COUNTY

My commission expires: April 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
AFFIANT

Sworn to and subscribed before me this 12th day of April, 2022.

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM EXPIRES MAY 2025

Eliza Whitfield
NOTARY PUBLIC

My commission expires:

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Map & Parcel No: 128-13-0A-111.00-CO

ADDRESS OF NEW OWNERS:
KRYSTAL ROSADO
111 Westfield Drive
Nashville, TN 37221

SEND TAX BILLS TO:
American Pacific Mortgage Corp
555 Menlo Drive, Suite A
Rocklin, CA 95765

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 04/14/2022 ____ (date of ~~document~~).

Affiant Signature

04/14/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025