Karen Johnson Davidson County
Batch# 844928 DEEDWARR
04/25/2022 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20220425-0047339

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 day of April, 2022.

(Affix Seal) Notary Public

My Commission Expires: 11/16/2024

2022-03-148

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ian Bernstein 4425 Westlawn Drive D106 Nashville, TN 37209	OWNER	Map/Parcel 103-08-0A-062-00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Ann Watson, Trustee of The Linda Ann Watson Revocable Trust, dated April 3, 2017**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ian Bernstein, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit D-106, Westlawn Green, 4425 Westlawn Drive, as of record in Plat Book 5200, Pages 20-24 Register's Office For Davidson County.

Being the same property conveyed to Linda Ann Horton by Warranty deed from Fairways Associates, Ltd. of record in Book 5285, page 966, Register's Office for Davidson County, Tennessee, dated May 12, 1978 and recorded on May 12, 1978.

Being the same property conveyed to The Linda Ann Watson Revocable Trust dated April 03, 2017 by Quit Claim deed from Linda Ann Watson of record in Instrument No. 20170530-0053235 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on May 30, 2017.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4425 Westlawn Drive, D106, Nashville, TN 37209 .

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, her successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her successors 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.

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.

Effective the 18th day of April, 2022:

By: The Linda Ann Watson Revocable Trust, dated April 3, 2017

Linda Ann Watson, trustee

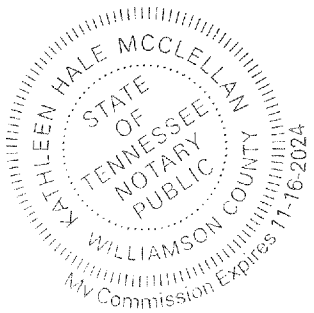
Linda Ann Watson, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18 day of April, 2022, before me personally appeared Linda Ann Watson, Trustee of The Linda Ann Watson Revocable Trust, dated April 3, 2017, 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, at office, this 18 day of April, 2022.

Notary Signature
My commission expires: 11/16/2024



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/18/2022.

Date

Affiant Signature

4/18/2022

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025