THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641463** Karen Johnson Davidson County Batch# 884146 DEEDWARR 07/05/2022 12:03:21 PM 2 pgs Fees: $13.00 Taxes: $2,271.80 20220705-0077349	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $614,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2022. Notary Public My Commission Expires ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Brian Stallard and Wendy Stallard 119 Westover Park Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 03 0G 010.00

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, **Kenneth C. Duncan and Aja Duncan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Stallard and Wendy Stallard, husband and wife**, ("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. J-5 of the Westover Plantation 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 Westover Plantation Condominiums, of record in Book 6380, Page 833, and as amended in Book 6549, Page 344, and in Book 8622, Page 194, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6380, Page 864, 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 Westover Plantation Condominiums as shown on the Exhibit to the Master Deed, of record in Book 6380, Page 833, and as amended in Book 6549, Page 344, and in Book 8622, Page 194, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kenneth C. Duncan and Aja Duncan, husband and wife, by Quitclaim Deed from Kenneth C. Duncan, married, of record in Instrument No. 20180702-0063699, in the Register's Office of Davidson County, Tennessee, dated June 22, 2018 and recorded on July 02, 2018.

Being the same property conveyed to Kenneth C. Duncan, unmarried, by Warranty Deed from American International Relocation Solutions, LLC, of record in Instrument No. 20080826-0087478, in the Register's Office of Davidson County, Tennessee, dated August 7, 2008 and recorded on August 26, 2008.

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.

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 Westover Plantation for VBF Associates, as recorded in Plat Book 6250, Page(s) 122.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westover Plantation Condominium of record in Book 6380, Page 833, as amended by instrument(s) of record in Book 6549, Page 344 and Book 8622, Page 194; 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 4113, Page 565.

This is improved property located at 119 Westover Park Court Nashville TN 37215

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 30th day of June, 2022.

Kenneth C. Duncan

Aja Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth C. Duncan and Aja Duncan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2022.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 22, 2025