Karen Johnson Davidson County
Batch# 896947 DEEDWARR
08/01/2022 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220801-0087259

Name and Address of New Owner:
Traci Brinton
6952 Highway 70 South
#126
Nashville, TN 37221
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Taylor R. Hartman, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Traci Brinton, an unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as fallows to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 126 as specified on the Plat shown in the Master Deed, on the Plan of West Port Landing Condominiums, a Condominium Development, 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 Port Landing Condominiums, of record under Instrument No. 20031031-0160421, amended in Instrument no. 20041201-0143197, Register's Office for Davidson County, Tennessee, Including without Limitation the By-Laws appended thereto, 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 First Revision Horizontal Property Regime Common Element Plat of West Port Landing Condominium, for placement of Units, of records under Instrument No. 20040310-0027295, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Taylor R. Hartman, an unmarried woman, by Warranty Deed from George T. Quinn and wife, Libbie J. Quinn, of record in Instrument No. 20180615-0057545 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 15, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of July, 2022.

Taylor Hartman (SEAL)
Taylor Hartman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor Hartman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and seal this 25th day of July, 2022.

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Montgomery)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of July, 2022.

Notary Public
My commission expires: 4/18/26

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. ST-22-511

TRUE COPY CERTIFICATION

I, Rebecca L. Truman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on July 25, 2022 (date of document).

Rebecca L. Truman
Affiant Signature Date

State of Tennessee

County of Montgomery

Personally appeared before me, Taira Massey, a notary public for this country and state, Rebecca L. Truman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 25th day of July, 2022.

Taira Massey
Notary's Signature

My Commission Expires: 4/18/26

Notary Seal

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY