Karen Johnson Davidson County
Batch# 910427 DEEDWARRSP
08/30/2022 02:00:30 PM 5 pgs
Fees: $28.00 Taxes: $736.30
20220830-0097841

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christina Fitzgerald 2901 Blair Blvd. #B-9 Nashville, TN 37212	Same	104100N00900CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, WILLIAM T. CHAPMAN, TRUSTEE OF THE 2901 BLAIR BOULEVARD, B-9 TRUST ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey unto CHRISTINA FITZGERALD ("**Grantee**"), her heirs and assigns, a 79.493292% interest in certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto (the "Property").

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, her successors and assigns, forever.

GRANTOR covenants and binds himself and his successors to warrant specially and forever defend the title to said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B) but not further or otherwise.

This is improved property known as 2901 Blair Boulevard, #B9, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

IN WITNESS WHEREOF, Grantor executed this instrument on this 23rd day of August, 2022.

Trustee

WILLIAM T. CHAPMAN, TRUSTEE OF
THE 2901 BLAIR BOULEVARD, B-9
TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William T. Chapman, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2022.

Notary Public

My Commission Expires:
09/08/2025

TERESA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value (whichever is greater) for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2022.

Notary Public

My Commission Expires:
07/07/2025

TERESA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. B-9, as shown on the Map entitled Master Deed Westchester Condominiums, of record in Instrument No. 20070607-0068596, as corrected by instrument of Correction of record in instrument No. 20071009-0120320, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed by deed of record as Instrument No. 20150601-0050161, said Register's Office.

EXHIBIT B

1. Taxes for 2022 and thereafter, a lien not yet due and payable
2. Matters shown on the Plan of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee.
3. All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westchester Condominium, of record in Instrument 20070607-0068596, as corrected in instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee.
4. Charter for The Westchester Condominium HOA of record in instrument No. 20070614-0071268, in the Register's Office for Davidson County, Tennessee.
5. Any and all easements and restrictions as shown of record not stated here.

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33128824.1

Certificate of Authenticity

I, Lucretia Albert, 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 August 23, 2022.

Date

Lucretia Albert

Affiant Signature

08/30/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2022.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

AUBREY D. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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