Karen Johnson Davidson County
Batch# 941001 DEEDWARR
11/14/2022 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,701.00
20221114-0121356

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $730,000.00 Affiant Subscribed and sworn to before me This 9th day of November, 2022. Notary Public My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
Frederick Poggemeyer **3737 W. End Ave, Unit 305** **Nashville, TN 37205**	**New Owner**	**104 09 0J 305.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **Willa Kay Chinn,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Frederick Poggemeyer,** unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

Land in Davidson County, Tennessee, being Unit No. 305 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Section 66-27-101 through 66-27-123) and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, Page 210, Register's Office for Davidson County, Tennessee, including without

limitation the by-laws appended thereto of record in Book 6819, Page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6886, Page 662, said Register's Office (collectively by the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit; and amended by 2nd Amendment to Master Deed of record in Book 6958, Page 220, and as further amended by Fourth Amendment to Master Deed of record in Instrument Nos. 20000606-0055942 and 20140717-0063499, said Register's Office.

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interest appertaining to said unit pursuant to the Master Deed.

Together with Allocated Parking Space Nos. 1 and 23 and Reserved Space Parcel No. S-10 which are hereby allocated to the aforesaid unit as an insurable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Walter L. Timmons, Jr. and Willa Kay Chinn, as joint tenants with right of survivorship, by Quitclaim Deed from Charles B. Reasor, Jr., Trustee, of record in Instrument No. 20201103-0128455, said Register's Office of Davidson County, Tennessee.

Walter L. Timmons, Jr. is now deceased. He died on March 5th, 2022 and title vested in Willa Kay Chinn as the surviving tenant in the entirety.

This is improved real property commonly known as 3737 West End Avenue, Unit 305, Nashville, Tennessee 37205.

This is the same legal description found in the last Instrument of record.

David Henley is authorized to sign on behalf of the said Willa Kay Chinn pursuant to the Specific Power of Attorney of record in Instrument No. 20221104-0119080, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Master Deed of record in Book 6818, Page 210, said Register's Office.
3. Master Deed of record in Book 6886, Page 662, said Register's Office.
4. Master Deed of record in Book 6958, Page 220, said Register's Office.
5. Master Deed of record in Instrument No. 20000606-0055942 and Instrument No. 20140717-0063499, said Register's Office.
6. Subject to all matters on Plat Book 6050, page 116 and Book 6819, Page 210, said Register's Office.

7. Charter of Westbury Condominium in Book 6819, Page 862 and Book 7970, Page 553, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 9th day of November, 2022.

Grantor:

Willa Kay Chinn by David Henley as her Attorney in Fact

Willa Kay Chinn by David Henley, as her Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **David Henley, Attorney in Fact for Willa Kay Chinn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Attorney in Fact for Willa Kay Chinn**, and as such **Attorney in Fact,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Willa Kay Chinn,** the within named bargainor, and that he as such **Attorney in Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **David Henley, as Attorney in Fact.**

WITNESS my hand and official seal at Nashville, Tennessee, this 9th **day of** November **2022.**

William Altus Pryor

Notary Public

My Commission Expires: WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 11/09/2022 (date of document).

Affiant Signature

11/14/2022
Date

State of Tennessee
County of Davidson

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

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

