Karen Johnson Davidson County
Batch# 953204 DEEDWARR
12/19/2022 01:26:44 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20221219-0131051

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1445

WARRANTY DEED

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, the undersigned **Melissa Lockhart, Executrix of the Last Will and Testament of Nancy Jane Hayman, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edna Beatty,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium located in Davidson County, Tennessee, being Unit No. 176 of Westfield Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westfield Condominiums of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Nancy Hayman by Warranty Deed from Ada F. Norfleet, a single person of record in Instrument No. 20141120-0106873 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 20, 2014. The said Nancy Hayman having died on or about October 9, 2022, leaving a Last Will and Testament as probated in Docket No. 22P2096, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 176 Westfield Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Edna Beatty **176 Westfield Drive** **Nashville, TN 37221**	**New Owner**	**128-13-0A-176.00**

WITNESS THE EXECUTION HEREOF this 15th day of December, 2022.

The Estate of Nancy Jane Hayman, deceased

Melissa Lockhart, Executrix

State of Tennessee)
County of Davidson)

On this 15th day of December, 2022, before me the undersigned, a Notary Public in and for said County and State aforesaid, Melissa Lockhart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Executrix of The Estate of Nancy Jane Hayman, and is authorized to execute this instrument, and that she has executed this instrument on behalf of The Estate of Nancy Jane Hayman as Executrix.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 275,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of December, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON