Karen Johnson Davidson County
Batch# 961226 DEEDWARR
01/13/2023 04:12:46 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20230113-0003178

This instrument prepared by:
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Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 12 day of JANUARY, 2023.

Notary Public
My commission expires: 3-3-25

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Gary Raymond Layda 3606 Meadowbrook Avenue Nashville, TN 37205	New Owner	103 08 0A 016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frazier Michael Williams, unmarried, and Laura N. Williams, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Gary Raymond Layda and Linda Kaye Layda, husband and wife, and Austin Layda, unmarried, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-302 of Westlawn Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Pages 20, 21, 22, 23 and 24, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Frazier Michael Williams, married, and Laura N. Williams, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Amy G. Childers, unmarried, of record in Instrument No. 20140708-0059957, in the Register's Office of Davidson County, Tennessee, dated July 03, 2014 and recorded on July 08, 2014.

The subject property is not the principal or martial residence of Frazier Michael Williams.

This property is improved property known as 4425 Westlawn Drive #A302, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee, its 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.

WITNESS my hand this 6th day of January, 2023.

Frazier Michael Williams
FRAZIER MICHAEL WILLIAMS

Laura N. Williams
LAURA N. WILLIAMS

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRAZIER MICHAEL WILLIAMS and LAURA N. WILLIAMS, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 6th day of January, 2023.

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Commission expiration date: 09/07/23