THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243230

Karen Johnson Davidson County
Batch# 961452 **DEEDWARR**
01/17/2023 11:12:03 AM 2 pgs
Fees: $13.00 Taxes: $1,881.45

20230117-0003640

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $508,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of January, 2023.

Notary Public
My Commission Expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lowry Howell and Laura Howell 2582 Regents Walk Germantown, TN 38138	New Owner	Tax Parcel ID No. 104 02 3O 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah A. Jalowiec, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lowry Howell and Laura Howell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3-8, together with an undivided percentage interest in the common areas, as established by Declaration of Condominium for 3116 West End Circle, a Condominium of record as Instrument No. 20170707-0068634, and being shown on Plat attached thereto as Exhibit "B", as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deborah A. Jalowiec, Unmarried, by Special Warranty Deed from WEC Holdings, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190130-0009096, in the Register's Office of Davidson County, Tennessee, dated November 21, 2018, and recorded on January 30, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Map of West End Park, as recorded in Book 421, Pages 82 and 83.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170707-0068634; as amended in Instrument No. 20170720-0073707 and Instrument No. 20180413-0034954.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150915-0093596.

This is improved property located at 3116 West End Circle Unit 306 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2023.

Deborah A. Jalowiec

STATE OF Colorado)
COUNTY OF El Paso)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deborah A. Jalowiec, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2023.

Notary Public Jenny Lynn Amsden
My Commission Expires: 02/24/2024

JENNY LYNN AMSDEN
Notary Public
State of Colorado
Notary ID # 20164007250
My Commission Expires 02-24-2024