Karen Johnson Davidson County
Batch# 986465 DEEDWARR
03/29/2023 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230329-0022956

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELSEY L. WELLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-19-2023

G-VRES-23-151-48

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Elizabeth Easterly and Billy Easterly	**Elizabeth Easterly and Billy Easterly**	
(NAME)	(NAME)	**104-09-0G-048.00-CO**
151 West End Place Unit 48	**1009 Lynnwood Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VALERIE SUE CRAWFORD, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH EASTERLY AND BILLY EASTERLY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land being a certain condominium apartment in Davidson County, Tennessee, described as Unit 48 on the plan of West End Place (formerly known as Park Circle Condominiums), a Condominium, a Horizontal Property Regime, located on West End Place, Davidson County, Tennessee, as established by and shown as Exhibit B to the Master Deed of record in Book 6809, Page 569; as amended in Book 8834, Page 727; and Book 9992, Page 744, said Register's Office, and described in a Master Deed recorded in Book 6809, Page 569; as amended in Book 8834, Page 727; and Book 9992, Page 744, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of West End Place, Condominium Apartments contained in the Master Deed recorded in Book 6809, Page 569: as amended in Book 8834, Page 727; and Book 9992, Page 744, and By-Laws recorded in Book 6809, Page 624, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Valerie Sue Crawford, a single woman by Warranty deed from Bradley Howard Snook, Trustee under the Bradley Howard Snock Trust, a Revocable Trust, dated November 16, 2016 of record in Instrument No. 20190523-0049124 Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 23, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums (now known as West End Place Condominiums) of record in Book 6809, Page 610-620, Book 6809, Page 569, Book 9992, Page 744 and in Instrument No. 20140423-0034301, and in Instrument No. 20151019-0106217 Register's Office for Davidson County, Tennessee.
- Charter of Park Circle Condominiums Homeowners Association of record in Book 6820, Page 916, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of Park Circle Condominiums of record in Book 8834, Page 727, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4879, Page 460; Book 5967, Page 451; and Book 465, Page 570, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **151 West End Place Unit 48, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 29th DAY OF MARCH, 2023.

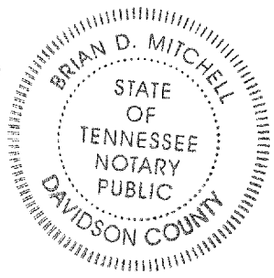
Valerie Sue Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VALERIE SUE CRAWFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2023.

Notary Public
My Commission Expires: March 9, 2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 29, 2023.

Date

Affiant Signature

March 29, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025