Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230745230

Karen Johnson Davidson County
Batch# 1037739 **DEEDWARR**
08/14/2023 09 31 36 AM 3 pgs
Fees $18 00 Taxes $2,923 00

20230814-0062830

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $790,000.00.

M. Allen Brannan
Affiant

Subscribed and sworn to before me, this 11th day of August, 2023.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert A. Walder and Joan W. Walder 590 Monterey Ave Pelham Manor, NY 10803	New Owner	Tax Parcel ID No. 104-02-4C-042.00-CO & P/O 104-02-4C-095.00-CO

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, **Edgar H Pierce Jr and Sarah R Pierce, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A. Walder and Joan W. Walder, 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:

Tract I:

Being a certain condominium unit situated within Davidson County, Tennessee, and being Unit 604, together with the appurtenant interest in the common elements of The West End, a condominium community created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The West End (a condominium community), of record in Instrument No. 20080401-0032619; as amended in Instrument No. 20080408-0035628; Instrument No. 20090512-0043586; Instrument No. 20090921-0087974; Instrument No. 20211123-0155484; Instrument No. 20230313-0017699; Instrument No. 20230313-0017700; and in Instrument No. 20230313-0017703, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan of The West End attached as exhibit to said Master Deed, as amended, for a more complete identification and placement of such Unit.

Together with Parking Space Number 119 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Edgar H. Pierce, Jr. and Sarah R. Pierce, husband and wife by Warranty Deed from Patrick J. Kibby, an unmarried person, dated October 24, 2022, recorded October 25, 2022, of record in Instrument No. 20221025-0115535, Register's Office for Davidson County, Tennessee.

Tract II:

Being Parking Space Number P1-128, which is assigned as a Limited Common Element appurtenant to Unit 1002, together with the appurtenant interest in the common elements of The West End, a condominium community created under Title 66, Section 27-101, et seq., as

amended, Tennessee Code Annotated, and as established by a Master Deed for The West End (a condominium community), of record in Instrument No. 20080401-0032619; as amended in Instrument No. 20080408-0035628; Instrument No. 20090512-0043586; Instrument No. 20090921-0087974; Instrument No. 20211123-0155484; Instrument No. 20230313-0017699; Instrument No. 20230313-0017700; and in Instrument No. 20230313-0017703, 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, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site-plan of The West End attached as exhibit to said Master Deed, as amended, for a more complete identification and placement of such Unit.

Being the same property conveyed to Sarah Rhyne Pierce and husband, Edgar H. Pierce, Jr. by Special Warranty Deed from West End Partners LLC, a Tennessee limited liability company, dated December 26, 2012, recorded December 28, 2012, of record in Instrument No. 20121228-0119977, Register's Office for Davidson Count

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is 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 The West End, a condominium community of record in Instrument Number 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee.

Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

Application to Combine Parcels of record in Instrument Number 20051123-0141766, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20140328-0025603, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Parking Space of record in Instrument Number 20180911-0089959, Instrument No. 20190206-0011450 and Instrument No. 20190206-0011451, in the Register's Office for Davidson County, Tennessee.

Article of Conversion of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 110 31st Avenue North #604 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 11th day of August, 2023

Edgar H Pierce Jr

Sarah R Pierce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edgar H Pierce Jr and Sarah R Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2023

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026