Karen Johnson Davidson County
Batch# 1055539 DEEDWARR
09/29/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230929-0076600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Watson Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GERALD G. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Watson Reed	Pinnacle Bank	
(NAME)	(NAME)	
4425 Westlawn Dr., Unit B307	150 3rd Ave. S. STE1000	103 08 0A 040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID A. FLOYD, JR., TRUSTEE OF THE FLOYD-BARBER TRUST DATED JUNE 14, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WATSON REED, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain Condominium Apartment known as Unit B-307 on the plan of Westlawn Green, of record in Plat Book 5200, Pages 20-24, said Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to David A. Floyd, Jr., Trustee or his successors in interest, of the Floyd-Barber Trust dated June 14, 2017, by QuitClaim Deed from Carrie B. Floyd-Barber, also known as Carrie B. Barber, Carrie B. Floyd Barber, Carrie B. Floyd, and Carrie Baker Floyd, of record in Instrument No. 20170706-0067819 , in the Register's Office of Davidson County, Tennessee, dated July 5, 2017 and recorded on July 06, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4425 Westlawn Dr., Unit B307, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 27th day of September 2023

FLOYD-BARBER TRUST DATED JUNE 14, 2017

BY: _____
DAVID A. FLOYD, JR., TRUSTEE

STATE OF ~~TENNESSEE~~ Florida (LW)
COUNTY OF ~~DAVIDSON~~ Walton

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David A. Floyd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of The Floyd-Barber Trust Dated June 14, 2017 and executed the within instrument as such Trustee.

Witness my hand and official seal this 27 day of September, 2023

Commission expires:

Notary Public State of Florida
Lindsey A. McEwan
My Commission HH 411391
Expires 7/17/2027

_____
Notary Public

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/27/23 (date of document).

Affiant Signature

9/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of September, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY