Karen Johnson Davidson County
Batch# 1068037 DEEDWARR
11/02/2023 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,904.50
20231102-0086004

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37882	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me this 2nd day of November, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca T. Bainbridge 2721 F Abbott Martin Road Nashville, TN 37215	New Owner	Map and Parcel No.: 117130A12900CO

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, Elizabeth T. Westerman, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Rebecca T. Bainbridge, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2721 F Abbott Martin Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2nd day of November, 2023.

Elizabeth T. Westerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth T. Westerman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2023.

Notary Public

My Commission Expires:
9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No 1A, together with the appurtenant interest in the common elements of Pointset One Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20161230-0137663, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Elizabeth T. Westermann by deed dated January 16, 1995 from Dianne E. Tankersley of record in Book 9574, Page 289, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed dated October 24, 2016 from Elizabeth T. Westermann, Ronald Weigeshoff, Ted L. Lee and Sondra G. Lee, husband and wife, and Frances B. Pilkington of record in Instrument No. 20161230-0137665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Pointset One Townhomes, of record in Instrument No. 20161230-0137663, Register's Office for Davidson County, Tennessee.
2. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
3. All matters appearing on the Site Plan of record attached as Exhibit C to the Declaration in Instrument No. 20161230-0137663, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5050, Page 56, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Pointset One Townhouse Corporation of record in Instrument No. 20161230-0137668, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

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 11/2/23 (date of document).

Affiant Signature

11/2/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

