Karen Johnson Davidson County
Batch# 1071043 DEEDWARR
11/13/2023 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20231113-0088356

PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63272
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Danny L. Lane<br>240 Westfield Drive<br>Nashville, TN 37221 | **New Owner** |

**TAX MAP PARCEL NUMBERS:** 128130A24000CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$260,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Donlon, Joan Lorber and Ellen Wade, the Heirs at Law of Bernard H. Donlon, Jr. and John C. Donlon, as the Administrator of the Estate of Bernard H. Donlon, Jr.,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Danny L. Lane, a single man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 240 of Westfield Condominium (formerly The Hamlet), a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 590, revised in book 6250, page 748 and amended in book 6831, page 982, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Bernard H. Donlon, Jr., unmarried, by Warranty Deed from Karl Ann Maxcy, unmarried, dated October 28, 2011 and recorded on November 1, 2011 of record in Instrument No. 20111101-0084755, Register's Office for Davidson County, Tennessee. The said Bernard H. Donlon, Jr., has since died. By Affidavits of Heirship of record in Instrument Nos. 202311130088352, 202311130088353, 202311130088354, and 202311130088355 John C. Donlon, Joan Lorber and Ellen Wade were established as the heirs at law of Bernard H. Donlon, Jr.. Letters of Administration were issued to John C. Donlon under Docket No. 23P425, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 6250, page 590, amended in Book 6250, page 748 and Book 6831, page 982, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6678, page 771; Book 6736, page 110; Book 6801, page 962; Book 6831, page 982; Book 7271, page 256; and Book 9608, page 719, said Register's

Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easements, Covenants and Conditions contained in Deed of record in Book 6551, page 988, said Register's Office. Charter of the Westfield Condominium Homeowners Association of record in Book 6746, page 677, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20151130-0120253, said Register's Office. Agreement for Public Utilities Easement of record in Book 7803, page 694, said Register's Office. Grant of Easement for sewer line to Harpeth Valley Utilities District of record in Book 6551, page 981, said Register's Office.

**This is improved property, known as 240 Westfield Drive, Nashville, TN 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 8th day of November, 2023.

**Estate of Bernard H. Donlon, Jr.**

By: John C. Donlon
**John C. Donlon, Heir-at-Law and as Administrator**

**Joan Lorber, Heir-at-Law**

Ellen Wade
**Ellen Wade, Heir-at-Law**

**State of Tennessee**

**County of Davidson**

On this 8th day of November, 2023, before me the undersigned authority, personally appeared John C. Donlon, Joan Lorber and Ellen Wade, the Heirs at Law of Bernard H. Donlon, Jr. and John C. Donlon, as the Administrator of the Estate of Bernard H. Donlon, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Sworn and subscribed before me this 13th day of November, 2023.

Notary

My Commission Expires: _____

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Certificate of Authenticity

I, Tonya Loftin, 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 11/8/2023.

Date

Tonya Loftin

Affiant Signature

November 13, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)