Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1820 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive Ste 140
Franklin, TN 37067

CRT File No. 230945954

Karen Johnson
Batch # 1096182
01/31/2024 09:19:49 AM
Fees: $18.00 Taxes: $2,589.63

Davidson County
DEEDWARR
3 pgs

20240131-0006716

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $699,900.00

M. Alan Brannan
Affiant

Subscribed and sworn to before me, this 30th day of January, 2024.

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:
Fred J Duke Jr and Latresa G. Duke 1121 Westhaven Blvd Franklin, TN 37064	New Owner	Tax Parcel ID No. 104-02-4C-017.00-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, **Norman Loofbourrow, Trustee of the Loofbourrow Living Trust dated July 12, 1994** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fred J Duke Jr and Latresa G. Duke, 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:

Land in Davidson County, Tennessee, Being Unit 303, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 85, which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Tract II:

Certain property situate, lying and being in Davidson County, Tennessee, to be assigned as a Limited Common Element appurtenant to Unit 303 of the West End, condominium, described as follows:

Storage Space Number P1-6, which is assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein as set forth in the Master Deed,

Tract III:

Certain property situate, lying and being in Davidson County, Tennessee, to be assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, described as follows:

Parking Space Number P1-86, which is assigned as a Limited Common Element appurtenant to Unit 303 of the West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No, 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, and as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, and all exhibits thereto, as now or hereafter amended, and all instruments referred to therein as set forth in the Master Deed.

Being the same property conveyed to Norman Loofbourrow, trustee of Loofbourrow Living Trust dated July 12, 1994 by Warranty deed from Lindley Smith, Jr and Susan Padan Smith, husband and wife of record in Instrument No. 20220302-0023758 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 2, 2022.

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 2024, 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

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 20051123-00141766, 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.

Notice of Quitclaim deed and agreed release of real property liens and encumbrances of record in Instrument Number 20120119-0005400, in the Register's Office for Davidson County, Tennessee.

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

Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

This is improved property located at 110 31st Avenue N #303 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 23 day of January, 2024.

Loofbourrow Living Trust dated July 12, 1994

BY: Norman Loofbourrow, Trustee
Norman Loofbourrow, Trustee

STATE OF COLORADO
COUNTY OF SUMMIT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norman Loofbourrow, 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 the Trustee of the Loofbourrow Living Trust dated July 12, 1994, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23 day of January, 2024.

Notary Public
My Commission Expires: 03/04/2027

JUSTIN DEAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994006053
MY COMMISSION EXPIRES 03/04/2027