Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347073

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,160,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2024.

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My Commission Expires: _____

Karen Johnson
Batch # 1114520
03/25/2024 10:07:02 AM
Fees: $13.00 Taxes: $4,292.00

Davidson County
DEEDWARR
2 pgs

20240325-0020395

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Westmoreland Drive Trust dated March 5, 2024 2808 Westmoreland Drive Nashville TN 37212	New Owner	Tax Parcel ID No. 104 14 0 058.00

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, **Andrea Whitney Johnson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lillian Williams, Trustee of the Westmoreland Drive Trust dated March 5, 2024**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled BRANSFORD REALTY CO'S SUBDIVISION OF WESTMORELAND PLACE, of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Andrea Whitney Johnson, unmarried woman, by Warranty Deed from Cinthia Peel, married, of record in Instrument No. 20200528-0055231, in the Register's Office of Davidson County, Tennessee, dated May 20, 2020 and recorded on May 28, 2020.

Grantor warrants that she never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's Subdivision of Westmoreland Place, as recorded in Plat Book 421, Page 16.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20150828-0087326.

This is improved property located at 2808 Westmoreland Drive Nashville TN 37212

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 22nd day of March, 2024.

Andrea Whitney Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea Whitney Johnson, 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 22nd day of March, 2024.

Notary Public
My Commission Expires: _____

