Karen Johnson Davidson County
Batch# 1116635 DEEDWARR
04/01/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,163.65
20240401-0021932

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater for this transfer is: $314,500.00

Affiant Signature
Subscribed and sworn to before me on this the 28 Day of March, 2024

Notary Public
My Commission expires 10/5/2027

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Melissa Boyd
324 Westfield Drive
Nashville, TN 37221

SEND TAX BILLS TO:
InterLinc Mortgage Services, LLC
5875 N. Sam Houston Pkwy West, Suite 300
Houston, TX 77086

MAP AND PARCEL NUMBER: Tax ID #: 128130A32400CO

WARRANTY DEED

24NT00295

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Susan L. Patty, an unmarried woman

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Melissa Boyd, an unmarried woman

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in DAVIDSON, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Apartment Unit No. 324 of Westfield Condominiums created under Title 66, Section 27-101 et seq/ as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771, and amended in Book 6736, Page 110 and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Susan L. Patty, an unmarried individual from Darrel O. Nerstad and Sydney Mary Nerstad, husband and wife, by Warranty Deed dated 04/20/2016 and recorded 05/11/2016 in Instrument No. 20160511-0046685, Register's Office of said County.

This is an improved property commonly known as: 324 Westfield Dr, Nashville, TN 37221-1408

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 our hands this the 28 day of March, 2024

SUSAN L. PATTY

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Susan L. Patty**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 9/2/24

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3/28/2024 (date of document).

Affiant Signature

3/28/2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28 day of March, 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25