WARRANTY DEED

Karen Johnson
Batch # 1164925
08/01/2024 01:28:52 PM
Fees: $13.00 Taxes: $851.00

Davidson County
DEEDWARR
2 pgs

20240801-0058475

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

W-P-24-111

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard L. Deckbar, Jr. **Daniel Charles Deckbar**	**NEW OWNER**	
(NAME) **2906 Oakland Avenue**	(NAME)	**128-13-0A-111-00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRYSTAL ROSADO, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD L. DECKBAR, JR., A MARRIED MAN AND DANIEL CHARLES DECKBAR, AN UNMARRIED MAN, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 111 of Westfield Condominiums (formerly The Hamlet), a horizontal property regime, pursuant to a plat of record in Rook 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Krystal Rosado, an unmarried woman by Warranty Deed from Walker Casey Reed (being the same person also known as W. Casey Reed), married of record in Instrument No. 20220421-0045989 Register's Office for Davidson County, Tennessee, dated April 12, 2022 and recorded on April 21, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters appearing on the Plan of record in Book 6250, Page 590; revised in Book 6250, Page 748 said Register's Office.
- Master Deed establishing a Horizontal Property Regime of Westfield Condominiums (formerly The Hamlet) of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256 and Book 6831, Page 982, Register's Office for Davidson County.
- By-Laws of record in Book 6678, Page 802, said Register's Office.
- Restrictive covenants contained in an instrument of record in Book 6551, Page 988, said Register's Office.
- Agreement for public utilities easement to Harpeth Valley Utility of record in Book 7803, Page 694, said Register's Office
- Charter changing name to Westfield Condominiums of record in Book 6746, Page 677, said Register's Office.
- Grant of easement for sewer of record in Book 6551, Page 981 , said Register's office.
- Easement and Right-of-Way of record in Book 4851, Page 918, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **111 Westfield Dr, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against 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 my/our hand(s) this the 30th DAY OF JULY, 2024.

Krystal Rosado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANNAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212