THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240948796**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1197826 DEEDWARR
10/25/2024 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241025-0082979

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2028

WARRANTY DEED

Address New Owner: Rachel Madison Jones 2834 Westwood Dr Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 14 0A 003.00

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, **Zachary Beitzel, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Madison Jones, unmarried,** ("Grantees"), her 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 Unit 2834, also known as Lot 2, Unit A, WESTBROOKE CONDOMINIUM, as established under Master Deed of record in Book 7341, Page 459, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Zachary Beitzel, An Unmarried Man, by Warranty Deed from Kimberly Newman, A Single Woman, of record in Instrument No. 20151118-0117114, in the Register's Office of Davidson County, Tennessee, dated November 16, 2015 and recorded on November 18, 2015.

Grantor warrants that he has never lived in the subject property as a married person and that 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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTBROOKE CONDOMINIUM of record in Book 7341, Page 459; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Storm Sewers, recorded in Book 1449, Page 47.

Easement recorded in Book 4758, Page 442.

This is improved property located at 2834 Westwood Dr 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, Grantors warrant that this instrument is effective as of the 18 day of October, 2024.

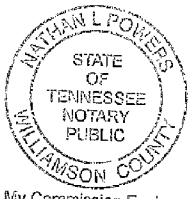
Zachary Beitzel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Beitzel, 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.

Witness my hand, at office, this 18th day of October, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 18, 24 (date of document).

Jennifer L. Pennell

Oct 25, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

