WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1202300 DEEDWARR
11/06/2024 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241106-0086240

File #24-TC-0107-PKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 10/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Georgina Awipi	New Owner	
(NAME)	(NAME)	**104 09 0G 007.00**
107 West End Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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,

AMY STONE, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GEORGINA AWIPI, UNMARRIED,

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:

Land in Davidson County, Tennessee, being Unit No. 7, located on the lower floor of Building No. A, WEST END PLACE CONDOMINIUMS (F/K/A PARK CIRCLE CONDOMINIUMS), as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of West End Place Condominiums (f/k/a Park Circle Condominiums) of record in Book 6809, Pages 610-620, and amended in Book 9992, Page 744, Registers Office for Davidson County, Tennessee. Along with an undivided interest in the common elements thereto of 1.06078 per cent and subject to all terms and conditions of said Master Deed and Bylaws establishing a Horizontal Property Regime for West End Place Condominiums (f/k/a Park Circle Condominiums) of Record in Book 6809, Page 569, as amended in Book 9992, Page 744 and Leasing Rules recorded in Instrument No. 20140423-0034301, said Register's Office.

Being the same property conveyed to Amy Zeller, a married woman, by Warranty Deed from Ananda Rakhit and Madumita Rakhit, of record in Instrument No. 20191212-0128328, in the Register's Office of Davidson County, Tennessee, dated December 10, 2019, and recorded on December 12, 2019.

Being the same property conveyed to Amy Stone, by Quit Claim Deed from Amy Zeller, of record in Instrument No. 20220607-0065280, in the Register's Office of Davidson County, Tennessee, dated June 03, 2022, and recorded on June 07, 2022. The said Amy Stone formerly known as Amy Zeller pursuant to the Final Order of Change Name in Docket No. 20P1010; se also Final Decree in filed in No. 2019DC159, in the General Sessions Court for Wilson County, Tennessee.

This was never the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEST END PLACE CONDOMINIUMS (F/K/A PARK CIRCLE CONDOMINIUMS) of record in Book 6809, Page 569 as amended in Book 9992, Page 744 and Leasing Rules recorded in Instrument No. 20140423-0034301; 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 recorded in Book 4879, Page 460.
* Rules and Regulations recorded in Book 8834, Page 727.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **107 West End Place, Nashville, TN 37205**.

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 31st day of October, 2024.

Amy Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2024, before me personally appeared Amy Stone, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Linzie Hahn, 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 10/31/24.

Date

L Hahn

Affiant Signature

10/31/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 31st day of October, 2024.

Anna E. Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028