This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23520-AP

Karen Johnson Davidson County
Batch# 1205049 DEEDWARR
11/13/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20241113-0088449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2024.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Descanso Properties, LLC P.O. Box 2736 Palos Verdes Peninsula, CA 90274	New Owner	118-02-2E-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brittany Loecher, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Descanso Properties, LLC, a California Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being known as Unit A, together with the appurtenant common elements of Homes at 2725 Westwood Drive, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2725 Westwood Drive, a horizontal property regime with private elements of record in Instrument No. 20180606-0054353, as amended in Instrument No. 20200115-0005302, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the Site Plan attached as exhibit to said Declaration, as amended; and the Original Plat of George I. Waddey's Subdivision of record in Book 332, page 99, said Register's Office, for a more complete identification and placement of such Unit.

Being part of the same property conveyed to Brittany Loecher, an unmarried woman by Quitclaim Deed from Nikolas Loecher, an unmarried man and Brittany Loecher, an unmarried woman, dated August 21, 2024, recorded November 6, 2024, of record in Instrument No. 20241106-0086346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nickolas Loecher and Brittany Loecher by Warranty Deed from Westwood I, LLC, a Tennessee limited liability company, dated February 2, 2022, recorded February 18, 2022, of record in Instrument No. 20220218-0018851, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2725 A Westwood Drive, Nashville, TN 37204.**

This conveyance is made subject to 1) Property taxes for the year 2025 and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 7th day of November, 2024.

GRANTOR:

Brittany Loecher

STATE OF COLORADO
COUNTY OF **JEFFERSON**

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brittany Loecher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of November, 2024.

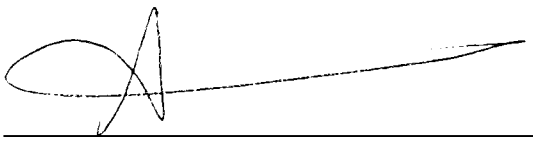
NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

Notary Public
My Commission expires: 6/24/28

202411130088449

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-13-2024**.



Affiant Signature — **11-13-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11-13-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal