Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**800 Crescent Centre Drive, Suite 140**
**Franklin, TN 37067**

**CRT File No. 241049041**

Karen Johnson Davidson County
Batch # 1206410 DEEDWARR
11/19/2024 08:30:49 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20241119-0089397

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $449,900.00

M. Allison Brannan
Affiant

Subscribed and sworn to before me, this 15th day of November, 2024.

Mackenzie Baltz
Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Benjamin L. Richey, Anna Victoria Shaffer, and Jerry L. Richey<br>107 Westwood Trace, 7<br>Nashville TN 37212 | New Owner | Tax Parcel ID No.<br>104 14 0B 007.00 |

**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, **Dana W. Goodwin and Tricia Goodwin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin L. Richey , a single man and Anna Victoria Shaffer , a single woman and Jerry L. Richey , a married man, tenants in common**, ("Grantees"), its successors, 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 No. 7, together with the appurtenant interest in the common element of WESTWOOD TRACE CONDOMINIUM, a horizontal property regime established by Master Deed, of record in Book 6522, Page 322, amended in Book 6889, Page 711 and in Instrument No. 20070620-0073748 and Addendum recorded in Instrument No. 20010720-0077359, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Dana W. Goodwin and Tricia Goodwin, husband and wife, by Warranty Deed from Whitney Lauren Hall, an unmarried woman, of record in Instrument No. 20210223-0021969, in the Register's Office of Davidson County, Tennessee, dated February 10, 2021 and recorded on February 23, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTWOOD TRACE, as recorded in Plat Book 6200, Page 215.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 859 and Resolution recorded in Instrument No. 20010411-0035667.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTWOOD TRACE CONDOMINIUM of record in Book 6522, Page 322 and as amended in Book 6889, Page 711 and in Instrument No. 20070620-0073748 and Addendum recorded in Instrument No. 20010720-0077359; 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.

Attention is directed to the fact that the Westerly line of the land abuts Interstate Highway No. 440 which is a limited access way with rights of access limited to those points designated by the Tennessee State Highway Department and its related agencies.

This is improved property located at 107 Westwood Trace, 7 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**, Grantor has executed this instrument on this 15th day of November, 2024.

Dana W. Goodwin

Tricia Goodwin

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana W. Goodwin and Tricia Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024