Name and Address of New Owner:
George T. Laws and Norma Laws
307 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1209026 DEEDWARR
12/02/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20241202-0093122

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 128-13-0A-307-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Linda Reed, Executrix of the Estate of Shirley A. Pinkerton Brooks** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **George T. Laws and Norma L. Laws, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 307 of Westfield Condominiums created under Title 66 Section 27-101 et seq. as amended Tennessee Code Annotated and as established by a Master Deed of record in Book 6678 page 771 and amended in Book 6736 page 110 and further amended in Book 6831 page 982 Register's Office for Davidson County, Tennessee together with the undivided percentagle interest in the common element appurtenant to said Unit as set forth in Exhibit C of Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit D of said Amendment to the Master Deed of record in Book 6831 page 982 in said Register's Office for a more complete identification and description of each Unit.

Being the same property conveyed to Shirley A. Brooks, an unmarried person, by Warranty Deed dated August 8, 2005 from Judith A. Young, an unmarried person, recorded August 9, 2005 in Instrument No. 20050809-0093942 in the Register's Office.

Shirley A. Brooks is one and the same person as Shirley A. Pinkerton Brooks. The said Shirley A. Pinkerton Brooks passed away September 27, 2023 leaving Lidna Reed, Executrix of the Estate of Shirley A. Pinkerton Brooks by Last Will and Testament dated July 30, 2012., and was admitted to the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 23P2308.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of November, 2024.

Estate of Shirley A. Pinkerton Brooks

By: Linda Reed (SEAL)
Linda Reed, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Linda Reed, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Executrix of the Estate of Shirley A. Pinkerton Brooks, the within named bargainor, and she as such Executrix being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of the Estate of Shirley A. Pinkerton Brooks, by herself as Executrix.

Witness my hand, at office, this 26th day of November, 2024.

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26th day of November, 2024.

Notary Public
My commission expires: 11/15/2028
File No. 2024-7434-RS

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 11/26/24.

Affiant Signature – Joshua A. Terry

11/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/27/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27