WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF NOVEMBER, 2024.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 2/23/28
(AFFIX SEAL)

Karen Johnson
Batch # 1212538
12/04/2024 11 04 59 AM
Fees $13 00 Taxes $1,202 50

Davidson County
DEEDWARR
2 pgs

20241204-0094163

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ashley Scott	Same	
(NAME)	(NAME)	**128-13-0A-411 00-CO**
411 Westfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **RANDY JAY SHEMIN, TRUSTEE OF THE ROCHELLE SHEMIN PRESERVATION TRUST AGREEMENT DATED JUNE 23, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY SCOTT, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land Lying in Davidson County, Tennessee, more particularly described as follows

Being Apartment Unit No 411 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 6736, Page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said 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 completed identification and description of such Unit

Being the same property conveyed to Rochelle Shemin by Warranty Deed from Herbert Elton Berry, Jr of record in Book 8680, page 617, Register's Office for Davidson County, Tennessee, dated July 20, 1992 and recorded on July 21, 1992

Being the same property conveyed to Randy Jay Shemin, Trustee of the Rochelle Shemin Preservation Trust Agreement dated June 23, 2009 by Quitclaim Deed from Rochelle Shemin of record in Instrument No 20090625-0059357 Register's Office for Davidson County, Tennessee, dated June 23, 2009 and recorded on June 25, 2009

This conveyance is subject to
- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 590, revised in Book 6250, Page 748, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6678, Page 771, as amended to change the name to Westfield Condominiums in Book 6736, Page 110, and further amended in Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256 and Appointment of Successor Trustee recorded in Book 9608, Page 719, Register's Office for Davidson County, Tennessee
- By-Laws of the HOA of record in Book 6678, Page 802, in the Register's Office for Davidson County, Tennessee
- Charter of the HOA of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Site Plan of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee
- Restrictive Covenants of record in Book 6551, Page 988, in the Register's Office for Davidson County, Tennessee

- Easement, right of way agreement for Sewer Pressure Line of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee
- Easement for Sewer Line of record in Book 6551, Page 981, in the Register's Office for Davidson County, Tennessee
- Agreement for dedication of public utility easement to Harpeth Valley Utilities District of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee
- Easement of record in Instrument Number 20151130-0120253, in the Register's Office for DavidsonCounty, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **411 Westfield Drive, Nashville, Tennessee 37221**

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 2 DAY OF ~~NOVEMBER,~~ December 2024

Randy Jay Shemin, Trustee of the Rochelle Shemin Preservation Trust Agreement dated June 23, 2009

BY _____
Randy Jay Shemin
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared RANDY JAY SHEMIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of RANDY JAY SHEMIN, TRUSTEE OF THE ROCHELLE SHEMIN PRESERVATION TRUST AGREEMENT DATED JUNE 23, 2009, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE

Witness my hand and official seal, this the 4th of ~~November,~~ December 2024

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212