WARRANTY DEED

File #2024121152

VANESSA E. ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2025

Notary Public

MY COMMISSION EXPIRES 6/22/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1223047 DEEDWARR
01/03/2025 11 48 18 AM 2 pgs
Fees $13 00 Taxes $788 10

20250103-0000622

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert O Crumley	CASH	128-13-0A-254 00-CO
(NAME) 231 Hyle Ave	(NAME) SAME AS OWNER	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS) 231 Hyle Ave Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **David W. McClary, a single man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert O. Crumley,** unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

A certain condominium apartment in Davidson County, Tennessee, being Unit 254 of the Westfield Condominiums, (formerly the Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, page 590 and the first revision thereof in Book 6250, page 748, as further shown and described in an amended document of record in Book 6831, page 982, all in the Register's office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Robert R Landers, Jr and Wife, Melissa A. Landers by Warranty Deed from George Gianikas, Trustee, with full Power of record in Book 6889, page 38, Register's Office for Davidson County, Tennessee, dated June 13, 1986 and recorded on June 17, 1986 The said Melissa Ann Landers has been deceased

Being the same property conveyed to Melissa Ann Landers, an Unmarried Person by Quitclaim Deed from Robert Richard Landers of record in Book 8356, page 381, Register's Office for Davidson County, Tennessee, dated Mat 15, 1991 and recorded on May 21, 1991.

Being the same property conveyed to David W McClary by Quitclaim Deed from Richard Nathaniel Landers of record in Instrument No 20100518-0038287 Register's Office for Davidson County, Tennessee, dated May 12, 2010 and recorded on May 18, 2010

This conveyance is subject to Subject to all matters appearing on the Plan of record in Book 6250, Page 590, revised in Book 6250, Page 748 said Register's Office , Tennessee Coded Annotated, and is subject to the provision and requirements thereof, and is subject to the By-Laws for the administration thereof, also subject to the 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 he regime and building thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westfield Condominiums (formerly The Hamlet) of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256 and Book 6831, Page 982, Register's Office for Davidson County , By-Laws of record in Book 6678, Page 802, said Register's Office , Restrictive covenants contained in an instrument of record in Book 6551, Page 988, said Register's Office , Agreement for public utilities easement to Harpeth Valley Utility of record in Book 7803, Page 694, said Register's Office, Charter changing name to Westfield Condominiums of record in Book 6746, Page 677, said Register's Office , Grant of easement for sewer of record in Book 6551, Page 981 , said Register's office , Easement and Right-of-Way of record in Book 4851, Page 918, said Register's Office , 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 , ,

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☐
This is improved × property, known as **254 Westfield Drive, Nashville,TN,37221**

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. 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 our hands this 2nd day of January, 2025.

David W McClary

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~RUTHERFORD~~ Los Angeles

Before me, the undersigned Notary Public, personally appeared David W McClary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 2nd day of January, 2025

Commission expires.

ANDRE MASSENGALE
COMM # 2362772
NOTARY PUBLIC · CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires June 28 2025

Notary Public

RETURN RECORDED DOCUMENTS TO

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128