BANKERS -
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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

CRT File No. 241249611

Karen Johnson
Batch # 1232014
01/30/2025 10 56 20 AM
Fees $13 00 Taxes $1,554 00
20250130-0007141

Davidson County
DEEDWARR
2 pgs

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me, this 29th day of January, 2025.

Notary Public
My Commission Expires: 11-8-27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ellen K. Williams 5761 Maudina Ave Nashville TN 37209	New Owner	Tax Parcel ID No. 103 02 0F 001.00

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, **Michael McGowen Brown and Karen Langreck Brown, husband and wife, Individually as Heirs and Beneficiaries of the Estate of Whit Brown** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen Katherine Williams, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Westland Square Townhomes I, a Horizontal Property Regime, of record in Instrument Number 20080722-0075200, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Whit Brown, an unmarried man, by Warranty Deed from John P. Roark and wife, Kathryn Coleman Roark, of record in Instrument No. 20140203-0009399, in the Register's Office of Davidson County, Tennessee, dated January 29, 2014 and recorded on February 3, 2014.

The said Whit Brown died August 12, 2024, intestate, vesting the subject property in his heirs-at-law, Michael McGowen Brown and Karen Langreck Brown. See Probate Case 24P1693, Davidson County Circuit Court.

Affidavit as to Heirs of record in Instrument Number 20250130 0007139 and Instrument Number 20250130 0007140, in said Register's Office showing Michael McGowen Brown and Karen Langreck Brown as heirs at law.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Demoss Subdivision, as recorded in Plat Book 9700, Page(s) 116.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Westland Square Subdivision, as recorded in Instrument No. 20060425-0046951, and revised in Instrument No. 20080305-0022004.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060418-0044405, Owner's Certification recorded in Instrument No. 20060428-0048911, as further amended in Instrument No. 20071217-0144178 and Instrument No. 20080603-0056490.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080722-0075200.

Easement for Drainage and Detention Pond, recorded in Instrument No. 20070521-0060237.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070711-0082696.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040223-0020159 and Instrument No. 20070711-0082754.

Notice of Acceptance of Public Infrastructure recorded in Instrument No. 20130613-0060624.

Charter for Westland Homeowners Association recorded as Instrument No. 20071217-0144176, as amended in Instrument No. 20071217-0144177.

Charter for Westland Square Townhomes I Homeowners Association recorded as Instrument No. 20080722-0075199.

Common Open Space Deed recorded as Instrument No. 20071227-0147976.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 5761 Maudina Ave Nashville TN 37209

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 29th day of January, 2025.

Michael McGowen Brown

Karen Langreck Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael McGowen Brown and Karen Langreck Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2025.

Notary Public

My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028