WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 01-08-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony Lee Whitfield, Trustee for The Tony Lee Whitfield Revocable Trust dated 12/21/23 & Lynne P Whitfield	NEW OWNERS	142-07-0A-101.00
(NAME) 602 Nautilus Drive	(NAME)	Karen Johnson Davidson County Batch# 1245557 DEEDWARR 03/10/2025 03:29:30 PM 3 pgs Fees: $18.00 Taxes: $1,017.50 20250310-0018025
(ADDRESS) Port Saint Joe, FL 32456-6243	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I, **Diane A. Bailey,** a married woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tony Lee Whitfield, Trustee for The Tony Lee Whitfield Revocable Trust** dated 12/21/23. **and Lynne P Whitfield**, a married woman, **as tenants in common**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 101 Willow Pointe Condominiums, as of record in Book 6772, Page 257, and amended at Instrument No. 20120911-0082239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Diane Bailey, a married person by Quitclaim Deed from Diane A. Bailey, Trustee of the Pauline A Schultz Family Trust, dated May 2, 2014, dated 01/15/2025, of record in Instrument No. 20250116-0003688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 101 Westerly 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 7th day of March, 2025.

Diane A. Bailey

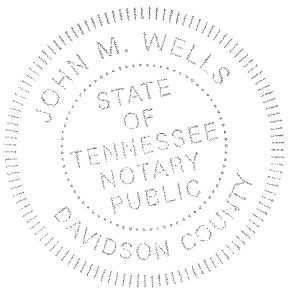
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane A. Bailey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of March, 2025.

Notary Public:
My Commission Expires: 3/9/2027

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 March 10, 2025.

Affiant
Date: 3/10/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of March, 2025

Notary Public

My Commission Expires: 11/8/28

