RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-28228-25

WARRANTY DEED

Karen Johnson
Batch # 1246348
03/14/2025 01 14 53 PM
Fees $13 00 Taxes $2,035 00
20250314-0019021
Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March 2025

NOTARY PUBLIC

My commission expires

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emma Wesley Alsup	JP Morgan Chase Bank PO Box 78420 Phoenix, AZ 85062-8420	104-02-0T-501-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($550,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KEVIN TARATOOT, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EMMA WESLEY ALSUP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Condominium Apartment in Davidson County, Tennessee, being Unit No. Penthouse I (PHI) of West End Lofts Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20000714-0069948, amended in Instrument No. 20010524-0054282, Register's Office for said County, to which source reference is hereby made fro more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Pursuant to the terms of Paragraph 8 of the Master Deed, Grantor hereby allocates to Grantee parking space number 10 as depicted on page 13 of Exhibit "D" to the Master Deed, described in Paragraph 2, Exhibit "A" hereto.

Being the same property conveyed to Kevin Taratoot, an unmarried man, by Warranty Deed from Catherine R Lewandowski, unmarried, dated April 12, 2021 and recorded on April 21, 2021 of record in Instrument No. 20210421-0053600, corrected by Scrivener's Affidavit of record in Instrument No. 20250220-0012162, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3014 Hedrick Street, #501, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of March, 2025

GRANTOR(S)

Kevin Taratoot

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF FULTON

Personally appeared before me, a Notary Public, Kevin Taratoot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7TH day of March 2025.

Notary Public

GLORIA M. POWELL

Printed Notary Name

My commission expires: July 24, 2027

GLORIA M. POWELL
NOTARY PUBLIC
Fulton County, State of Georgia
My Commission Expires 7/24/2027