39B

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1248099 DEEDWARR
03/19/2025 12 35 15 PM 2 pgs
Fees $13 00 Taxes $1,998 00

20250319-0019792

MJ-P-25-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 3-[illegible]

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Neil Kunkel and Paula Walker	**New OWNER**	
(NAME)	(NAME)	**116-03-0F-049.00-CO**
249 Westchase Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ELIZABETH MURRAY BENSON N/K/A MURRAY BENSON DICK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAULA WALKER AND NEIL KUNKEL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 249 of Westchase Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 427 amended in Book 6250, Page 43 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Elizabeth Murray Benson, a single woman by Warranty Deed from Susan S. Cooney and C Hayes Cooney, Jr , as joint tenants with right of survivorship of record in Instrument No 20200527-0054578 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 27, 2020

Elizabeth Murray Benson having since married and is now known as Murray Benson Dick

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 427, amended in Book 6250, Page 43, Register's Office for Davidson County, Tennessee
- Master Deed establishing a Horizontal Property Regime of Westchase Condominiumsof record in Book 6097, Page 266, and First Amendment recorded in Book 6112, Page 677, Second Amendment recorded in Book 6341, Page 380, Third Amendment recorded in Book 6866, Page 362, Register's Office for Davidson County, Tennessee
- By-Laws of Westchase Homeowner's Association Inc of record in Book 6097, Page 319, in the Register's Office for Davidson County, Tennessee
- Sanitary Sewer Easements of record in Book 3943, Page 948, Book 3958, Page 146, Book 3966, Page 144, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Utilities easement of record in Instrument Number 20050509-0052106, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20100219-0012994, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **249 Westchase Drive, Nashville, Tennessee 37205**

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 18th DAY OF MARCH, 2025

Murray Benson Dick

Andrew Nicolson Dick

Andrew Nicolson Dick, spouse of Murray Benson Dick, hereby joins in this conveyance and does transfer and convey any and all marital interest Andrew Nicolson Dick may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MURRAY BENSON DICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th of March, 2025

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW NICOLSON DICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th of March, 2025

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

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