Karen Johnson Davidson County
Batch# 1256409 DEEDWARR
04/04/2025 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20250404-0025613

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 1·22·29
(AFFIX SEAL)

DREW BANDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

LB-DI-24-223

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)
Keeton Crowe	GoPrime Mortgage, Inc.	
(NAME) **223 Westchase Drive**	(NAME) 320 North Salem Street, Suite 300	**116-03-0F-023.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Apex, NC 27502	
(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, **LEISA MARIE LUNSFORD, MARRIED AND CHRISTOPHER ALAN SIMS, MARRIED, AS BENEFICIARIES OF MICHAEL K. NEWMAN, AND ROBERT LARRY SIMS, PERSONAL REPRESENTATIVE FOR THE ESTATE OF MICHAEL K. NEWMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEETON CROWE, SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit 223 of Westchase Condominiums, a horizontal property regime, according to the Declaration of Condominium thereof, recorded in Official Records Book 5200, Page(s) 578, of the Public Records of Davidson County, Tennessee, and any amendments thereto, together with its undivided share in the common elements.

Being the same property conveyed to Michael K. Newman by Warranty Deed from James M. Brigger unmarried, dated October 22, 2001 and recorded October 25, 2001 in Instrument No. 20011025-0116979, Register's Office of Davidson County, Tennessee.

The said Michael K. Newman has since died September 10, 2024.His Last Will and Testament having been entered into Probate under Case No. 24P2320 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, naming Christopher Alan Sims and Leisa Marie Sims (now known as Leisa Marie Lunsford) as beneficiaries.

This conveyance is subject to:
• Taxes for the year 2025, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 5200, Page 578 and Plat Book 6250, Page 43, Register's Office for Davidson County, Tennessee.
• The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions 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 the regime and buildings 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 Phase I, Westchase Condominium of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362 and Book 9059, Page 975, Register's Office for Davidson County, Tennessee.
• By-Laws of Westchase Condominium of record in Book 6097, Page 319, 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.
• Drainage easement, no specified width, for flow of Sugartree Creek of record in Plat Book 5200, Page 578, 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: **223 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 28th DAY OF MARCH, 2025.

Leisa Marie Lunsford

Leisa Marie Lunsford

Christopher Alan Sims

Christopher Alan Sims

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEISA MARIE LUNSFORD, 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 28th of March, 2025.

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER ALAN SIMS, 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 28th of March, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 28th DAY OF MARCH, 2025.

Robert Larry Sims, Personal Representative for The Estate of Michael K. Newman

BY: Robert Larry Sims
Robert Larry Sims
Personal Representative

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT LARRY SIMS, PERSONAL REPRESENTATIVE of the ROBERT LARRY SIMS, PERSONAL REPRESENTATIVE FOR THE ESTATE OF MICHAEL K. NEWMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of March, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 28. 2025.

Affiant Signature

4th day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028