WARRANTY DEED

Karen Johnson Davidson County
Batch# 1271735 DEEDWARR
05/12/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20250512-0037087

File No. KS-25-9541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad King	**New Owner**	
(NAME)	(NAME)	
4425 Westlawn Drive, Apt. D106	**Property**	103-08-0A-062-00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ian Bernstein, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brad King, a sigle man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 D-106, Westlawn Green, 4425 Westlawn Drive, as of record in Plat Book 5200, Pages 20-24 Register's Office for Davidson County.

Being the same property conveyed to Ian Bernstein, an unmarried man by Warranty Deed from Linda Ann Watson, Trustee of The Linda Ann Watson Revocable Trust, dated April 3, 2017 of record in Instrument No. 20220425-0047339 Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on April 25, 2022.

This is property more commonly known as 4425 Westlawn Drive, Apt. D106, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 9th day of May, 2025.

Ian Bernstein

Ian Bernstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of May, 2025, before me personally appeared Ian Bernstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of May, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Krystal Schuster, 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 5/9/25.

Date

Affiant Signature

5/9/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of May, 20 25.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)