Karen Johnson Davidson County
Batch# 1274518 DEEDWARR
05/19/2025 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250519-0039246

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00.

Affiant

Subscribed and Sworn before me this 19th day of May , 2025.

Notary Public
My commission expires: 10-31-28

TARA JADE RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Robert Mipro, Jr and Diane Mipro 424 Westfield Drive, Nashville, TN 37221	New Owner	128-13-0A-424-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mary Sue Russell, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Charles Mipro, Jr. and Diane Schindler Mipro, Husband and Wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Apartment Unit No. 424 of Westfield Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6801, Page 962, and Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mary Sue Scarbro, unmarried, from George Gianikas, by Warranty Deed recorded on December 14, 1987, in Book 7425, Page 352, Register's Office for Davidson County, Tennessee. The said Mary Sue Scarbro is one and the same person as and is now known as Mary Sue Russell.

This is [X] improved [ ] unimproved property known as 424 Westfield Drive, Nashville, TN 37221 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 19th day of May , 2025.

Mary Sue Russell

Mary Sue Russell

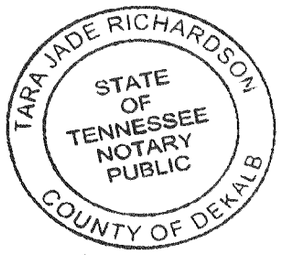
STATE OF TENNESSEE
COUNTY OF DICKSON

On this 19th day of May, 2025, before me personally appeared Mary Sue Russell, 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 19th day of May, 2025.

Tara Jade Richardson

Notary Signature
My commission expires: 10-3-28



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/19/2025** (date of document).

Affiant Signature

05/19/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **19th** day of **May**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8·19·2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD