Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1125

Karen Johnson Davidson County
Batch# 1279943 DEEDWARR
05/30/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20250530-0042695

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paula Walker and Neil Kunkel, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lorna Doone Archer, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 231, Phase II, Westchase, Condominium Apartments, as Shown on plat of record in plat Book 6250, Page 43, in the Register's Office, Davidson County, Tennessee, to Which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Paula Walker and Neil Kunkel by Warranty Deed from Jessica Lambert Jordan, a married woman, (fka Jessica M. Lambert) of record in Instrument No. 20200922-0108714 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 22, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 231 Westchase Drive, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Lorna Doone Archer
231 Westchase Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
116-03-0F-029.00

WITNESS THE EXECUTION HEREOF this 30th day of May, 2025.

Paula Walker

Neil Kunkel

State of Tennessee)
County of Davidson)

On this 30th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Paula Walker and Neil Kunkel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 470,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of May, 2025.

Notary Public

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on May 30th, 2025.

John Cobb Rochford

May 30th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 30th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025