Karen Johnson Davidson County
Batch# 1298155 DEEDWARR
07/16/2025 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250716-0056126

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00 Affiant Subscribed and sworn to before me, this 10th day of July 2025. Notary Public My Commission Expires: ____

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Dale Chaffin and Sherry Chaffin 4425 Westlawn Drive C306, Nashville, TN 37209	New Owner	Tax Parcel ID No.____ 103 08 0A 054.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NORMAN MARSHALL CHILDRESS, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DALE CHAFFIN AND SHERRY CHAFFIN, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. C-306 on the Plan of Westlawn Green of record in Plat Book 5200, pages 20 thru 24, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westlawn Green, a horizontal property regime established by Master Deed & Bylaws of record in Book 5238, page 863, Book 5238, page 872 amended in Book 5266, page 22 and Book 6748, page 423, said Register's Office.

Being the same property conveyed to Norman Marshall Childress, unmarried by Deed dated August 12, 2020 from Bart Victor and wife, Susan Smith, recorded August 18, 2020, in Instrument Number 202008180092526, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **4425 Westlawn Drive C306, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

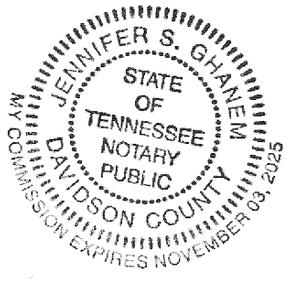
IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2025.

NORMAN MARSHALL CHILDRESS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMAN MARSHALL CHILDRESS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of July, 2025.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/16/2025** (date of document).

Affiant Signature

7/16/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **July**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY