WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

aprobleds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2025.

Cindy Person
Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1300980 DEEDWARR
07/23/2025 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20250723-0058266

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110,
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Conway and Christine Conway	Michael Conway and Christine Conway	103-08-0C-001.00
(NAME) 3927 Westlawn Place	(NAME) 4108 Westlawn Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Terrance W. Janiak, ,as to one-half (1/2) undivided interest, and Margieann L. Janiak, as to one-half (1/2) undivided interest, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Conway and Christine Conway, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 No. 1B of The Westlawn, a Condominium Development, created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee, Code Annotated, and established by Master Deed of record in Book 7972, page 794 and amended at Instrument Number 20000830-0085678, Register's office for Davidson County, Tennessee, together with the parking areas designated thereto and an undivided percentage interest in the common elements appurtenant to said Units, all as set forth in said Master Deed. Reference is hereby made to the Condominium Site Plan as shown of record in Book 7972, page 817, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Terance W. Janiak, a one-half (1/2) undivided interest, as tenants in common and Margieann L. Janiak, a one-half (1/2) undivided interest, as tenants in common by Quitclaim Deed from Terance W. Janiak and Margieann L. Janiak, Co-Trustees of The Janiak Family Trust, dated 12/28/2000, of record in Instrument No. 20001229-0127434, Register's Office for Davidson County, Tennessee. Subject property is not now nor has it ever been the principal residence of the Grantor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3927 Westlawn Place, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 22nd day of July, 2025.

Terrance W. Janiak

Margieann L. Janiak

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terrance W. Janiak and Margieann L. Janiak, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of July, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

202507230058266

CERTIFICATE OF AUTHENTICITY

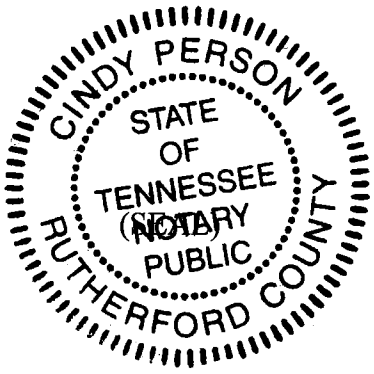
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-21-2025.

A R Steelman
Affiant Signature

7-23-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 23 day of July, 2025.



Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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