Karen Johnson Davidson County
Batch # 1313161 DEEDWARR
08/21/2025 02 00 44 PM 3 pgs
Fees $18 00 Taxes $527 25
20250821-0067105

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38818-07-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $142,500 00 Affiant Subscribed and sworn to before me this 19th day of August, 2025 Notary Public My Commission Expires 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner: Steven Loredo 141 Westfield Drive Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 128130A14100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan L. Nelson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~Steve~~ **Loredo, single** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto

STEVEN

This is improved property located at 141 Westfield Drive, Nashville, TN 37221.

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

And Grantor covenants that she is 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 as set out on Exhibit "A" hereto Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-DTR-25-141

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of August, 2025

Susan L. Nelson

Susan L Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan L. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2025.

Notary Public

My Commission Expires:

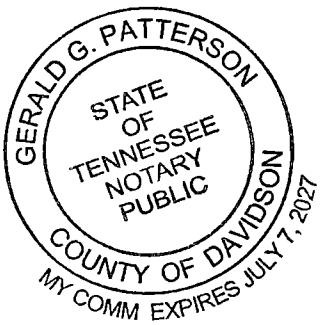


EXHIBIT "A"

Land in Davidson County, Tennessee, being a certain condominium apartment described as Unit 141 of the WESTFIELD CONDOMINIUMS (formerly THE HAMLET CONDOMINIUMS), a Horizontal Property Regime, as shown on the plat of record in Plat Book 6250, Page 748, Register's Office for Davidson County, Tennessee, as further shown in Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256 and Appointment of Successor Trustee recorded in Book 9608, Page 719, said Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Susan L Nelson, by Warranty Deed from Billy F. Smith and wife, Mary L Smith, of record in Instrument No. 20010712-0074234, in the Register's Office of Davidson County, Tennessee, dated July 03, 2001 and recorded on July 12, 2001.

This conveyance is made subject to

1 State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 128130A14100CO.

2 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION THE HAMLET, as recorded in Plat Book 6250, Page 748 and Revising the Plat Book 6250, Page 590.

3 Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET CONDOMINIUMS) of record in Book 6678, Page 771, as Amended in Book 6736, Page 110; Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256 and Appointment of Successor Trustee recorded in Book 9608, Page 719, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6551, Page 988

5. Easement for Right of Way, recorded in Book 4851, Page 918 and Instrument No. 20151130-0120253.

6 Easement for Sewer Line, recorded in Book 6551, Page 981

7 Easement for Public Utilities, recorded in Book 7803, Page 694

8. Charter for The Westfield Condominiums Homeowners Association recorded as Book 6746, Page 677