WARRANTY DEED

Karen Johnson
Batch # 1313162
08/21/2025 02 03 37 PM
Fees $13 00 Taxes $569 80

Davidson County
DEEDWARR
2 pgs

20250821-0067106

W-DTR-25-141-BC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER (S)
Todd Mays	**NEW OWNER**	
(NAME)	(NAME)	**128-13-0A-141 00-CO**
141 Westfield Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **STEVEN LOREDO, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD MAYS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 141, on the Plan of Westfield Condominiums, of record in Plat Book 6250, Page 748, Register s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete 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 Register's Office for Davidson County, Tennessee, dated July 03, 2001 and recorded on July 12, 2001

Being the same property conveyed to Steven Loredo, single by Warranty Deed from Susan L Nelson, unmarried of record in Instrument No 20250821-0067105, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters appearing on the Plan of record in Book 6250, Page 748 said Register's Office
- Master Deed establishing a Horizontal Property Regime of Westfield Condominiums (formerly The Hamlet) of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 6678, Page 802, said Register's Office for Davidson County, Tennessee
- Restrictive covenants contained in an instrument of record in Book 6551, Page 988, said Register's Office for Davidson County, Tennessee
- Agreement for public utilities easement to Harpeth Valley Utility of record in Book 7803, Page 694, said Register's Office for Davidson County, Tennessee
- Charter changing name to Westfield Condominiums of record in Book 6746, Page 677, said Register's Office for Davidson County, Tennessee
- Grant of easement for sewer of record in Book 6551, Page 981, said Register's office for Davidson County, Tennessee
- Easement and Right-of-Way of record in Book 4851, Page 918, said Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **141 Westfield Dr, Nashville, Tennessee 37221**

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), their heirs and 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), their 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

Witness my/our hand(s) this the 19th DAY OF AUGUST, 2025

Steven Loredo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN LOREDO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th of August, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212