Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
6 Burton Hills Blvd , Suite 130
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson
Batch # 1317750
09/03/2025 10 03 41 AM
Fees $13 00 Taxes $1,036 00

Davidson County
DEEDWARR
2 pgs

20250903-0070186

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2025

DM-B-25-7307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

**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) |
|---|---|---|
| **Jesse Parrish** | **New Owner** | |
| (NAME) **7307 Weston Way** | (NAME) | **142-10-0A-004.00-CO** |
| (ADDRESS) **Nashville, TN 37221** | (ADDRESS) | |
| (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, **NICOLE WEBB, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE PARRISH, UNMARRIED,** 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2-B on the Plan of Weston Way Condominiums, Phase 2, of record in Plat Book 6370, Page 577, Exhibit "C" to the Amendment to Master Deed , in the Register's Office for Davidson County, Tennessee, to which Master Deed is hereby made for a more complete description thereof.

Being the same property conveyed to Nicole Webb, unmarried by Warranty Deed from Trent W Willmon, Trustee of the Trent W Willmon Living Trust, established by the Revocable Trust Agreement of Trent Agreement of Trent W Willmon, dated April 27, 2009 of record in Instrument No 20161123-0123520 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 23, 2016

Being the same property conveyed to Nicole Webb, unmarried, and Thomas Cowman, unmarried, Tenants in common with rights of survivorship by Quit Claim Deed from Nicole Webb, unmarried of record in Instrument No. 20170911-0092823 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on September 11, 2017

Being the same property conveyed to Nicole Webb, an unmarried man by Quit Claim Deed from Thomas Cowman of record in Instrument No 20250620-0048556 Register's Office for Davidson County, Tennessee, dated February 22, 2024 and recorded on June 20, 2025.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Weston Way Condominiumsof record in Book 5935, Page 676, as amended in Book 6370, page 577, page 7517, page 115, Book 7517, page 131, Book 8560, page 34 and Instrument No. 201302220018132, Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7307 Weston Way, 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 29th DAY OF AUGUST, 2025

Nicole Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE WEBB, 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 29th of August, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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