Karen Johnson Davidson County
Batch# 1317838 DEEDWARR
09/03/2025 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $989.75
20250903-0070314

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-32434-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of Sept., 2025. NOTARY PUBLIC My commission expires: _____

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069		
ADDRESS NEW OWNER: Hannah Clark 4425 Westlawn Drive, Unit B-103 Nashville, TN 37209	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 103-08-0A-024-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($267,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENDALL ELLEN BROWN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HANNAH CLARK, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. B-103 in Westlawn Green, a condominium, a horizontal property regime, as shown on the Plan of Westlawn Green, of record in Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, and described in master Deed of record in Book 5238, page 863, as amended in Book 5266, page 22, said Register's Office.

Being the same property conveyed to Kendall Ellen Brown, unmarried, from Jennifer Lynn Phillips by Warranty Deed dated March 30, 2020 and recorded April 1, 2020 in Instrument #20200401-0034925, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4425 Westlawn Drive, Unit B-103, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3 day of September, 2025

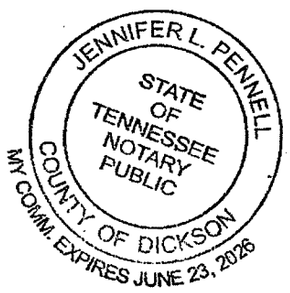
GRANTOR(S)

Kendall Ellen Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kendall Ellen Brown, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3 day of September. 2025.



Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Certificate of Authenticity

I, Alicia Hamilton, 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

9/3/25.

Date

Affiant Signature

9/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of September, 2025.

Notary's Signature

My Commission Expires: 7/2/2029

Date

Notary's Seal (if on paper)

