Karen Johnson Davidson County
Batch# 1321595 DEEDWARR
09/12/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250912-0073119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Benjamin Marshall	New Owner	128-13-0A-323-00
(NAME) 323 Westfield Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RITA ANN DONNELLY, TRUSTEE OF RITA ANN DONNELLY 2024 REVOCABLE LIVING TRUST, AND ALAN BEATY AND DENISE BEATY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN BENJAMIN MARSHALL,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, State of Tennessee, and being more Particularly described as follows: being apartment Unit No. 323 of Westfield condominiums created under tile 66, section 27-101, et seq. As Amended. Tennessee code annotated; and as established by a master deed of record in book 6678, page 771, and amended in book 6736. Page 110. And Further amended in book 6801, page 962, Book 6831, page 982, And in book 7271, Page 256, in the Register's Office for Davidson County Tennessee. Together with the undivided percentage interest in the common elements Appurtenant to said unit as set forth in Exhibit "C" of said master deed. Reference is hereby made to the plat of Westfield Condominiums set Forth as Exhibit "D" of said amendment to the master deed of record in Book 6831, Page 982, in said Register's Office, For a more complete identification and description of said unit

Being the same property conveyed to Rita Ann Donnelly, Trustee of Rita Ann Donnelly 2024 Revocable Living Trust, and Alan Beaty and Denise Beaty, husband and wife by Deed dated January 16, 2020 from Rita Ann Donnelly, a single woman, recorded February 3, 2020, in Instrument Number 20200203-0012159, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #22423

This *Improved* property is commonly known as: 323 Westfield Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 29th day of August, 2025.

Rita Ann Donnelly 2024 Revocable Living Trust

By: Rita Ann Donnelly

Rita Ann Donnelly, Trustee

Alan Beaty

Denise Beaty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Rita Ann Donnelly** the bargainor(s), 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 acting the Trustee(s) of **The Rita Ann Donnelly 2024 Revocable Living Trust**, with the authority to transfer and convey by themselves as the Trustee(s) under the said **The Rita Ann Donnelly 2024 Revocable Living Trust.**

Witness my hand and official seal this 29th day of August, 2025.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Alan Beaty and Denise Beaty**, the bargainor(s), 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.

Witness my hand and official seal this 29th day of August, 2025

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 11/3/25

LT&E File #22423

Tennessee Certification of Electronic Document

I, Ed White, 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 Sept 9 2025. (Date of document)

Affiant Signature

Sept 9 2025
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 9th day of September, 2025.

Notary signature

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10 [illegible] 2027

My commission expires: