Karen Johnson Davidson County
Batch# 1328706 DEEDWARR
10/01/2025 01:20:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20251001-0078209

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
Ste. 202
Hendersonville, TN 37075
H-25-4779

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~30th~~ 1st day of ~~September~~ October, 2025

Notary Public

Commission Expires: _____

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rickey Melburn Walls 108 Westfield Dr Nashville, TN 37221	NEW OWNER	128-13-0A-108.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Nyma Massey Bowman and William R. Massey, Jr.,
each, individually, a 50% undivided interest

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rickey Melburn Walls, an unmarried man

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:

The following described property located in Davidson County, Tennessee, to-wit:

Being Apartment Unit No. 108 of the Westfield Condominiums created under Title 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, as amended in Book 6736, Page 110 and further amended in Book 6801, Page 962 and Book 6831, Page 982 and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, 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, said Register's Office, for a more complete

identification and description of such Unit.

Being the same property conveyed to William R. Massey and wife, Frances G. Massey by Warranty Deed from A. Miller Magness, an unmarried person of record in Instrument No. 20030919-0139136 Register's Office for Davidson County, Tennessee, dated September 16, 2003 and recorded on September 19, 2003. The said William R. Massey died on or about October 6, 2018, vesting Frances G. Massey aka Mary Frances Massey as the surviving tenant by the entirety. The said Frances G. Massey aka Mary Frances Massey died on or about February 11, 2023. Reference is made to her Last Will and Testament admitted to probate in the Chancery Court, Probate Division, for Sumner County, Tennessee, Case No. 23PR-142, in which she names the Massey Joint Revocable Trust dated May 2, 2017 as devisee.

Being the same property conveyed to Nyma Massey Bowman and William R. Massey, Jr., Co-Trustees of the Massey 2017 Joint Revocable Trust dated May 2, 2017 by Co-Personal Representatives' Quitclaim Deed from Nyma Massey Bowman and William R. Massey, Jr., Co-Personal Representatives of the Estate of Mary Frances Massey of record in Instrument No. 20230703-0050571 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on July 03, 2023.

Being the same property conveyed to Nyma Massey Bowman and William R. Massey, Jr., Co-Trustees of the Family Trust created under an instrument dated May 2, 2017, known as the Massey 2017 Joint Revocable Trust by Co-Trustee's Quitclaim Deed from Nyma Massey Bowman and William R. Massey, Jr., Co-Trustees of the Massey 2017 Joint Revocable Trust of record in Instrument No. 202307015-0051378 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on July 05, 2023.

Being the same property conveyed to Nyma Massey Bowman and William R. Massey, Jr., each, individually, a 50% undivided interest by Co-Trustee's Quitclaim Deed from Nyma Massey Bowman and William R. Massey, Jr., Co-Trustees of the Family Trust under the Massey 2017 Joint Revocable Trust of record in Instrument No. 20230706-0051588 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on July 06, 2023.

The subject property is not the principal residence of either of the Grantors, nor their spouses or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 108 Westfield Dr, 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 so 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.

Dated this the 30th day of September, 2025.

Nyma Massey Bowman

Nyma Massey Bowman

William R. Massey, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of September, 2025, before me personally appeared Nyma Massey Bowman and William R Massey, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2025.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 September 30, 2025

Affiant Signature

September 30, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of September 30, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY