Karen Johnson
Batch # 1329543
10/02/2025 12 05 30 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20251002-0078565

THIS INSTRUMENT PREPARED BY:
ROBINSON & ROBINSON
7221 Highway 70 S #215
Nashville, TN 37221

ADDRESS NEW OWNERS:

Barry Don Beatty,
Alisa Corinne Kelton and Russell Darrell Beatty
176 Westfield Drive
Nashville, TN 37221

MAP-PARCEL:

Map. 128-13-0A
Parcel: 176.00

SEND **TAX BILLS** TO NEW OWNERS AS ABOVE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **Edna Beatty** hereinafter called the **Grantor**, does hereby quitclaim and convey unto, Barry Don Beatty, Alisa Corinne Kelton and Russell Darrell Beatty, **Grantees,** for the purpose of creating a Tenancy in Common, an undivided interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to wit

A certain condominium located in Davidson County, Tennessee, being Unit No 176 of Westfield Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing Westfield Condominiums of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, page 962, Book 6831, page 982, and Book 7271, Page 256, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof, said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Edna Beatty by Warranty Deed from Melissa Lockhart, Executrix of the Last Will and Testament of Nancy Jane Hayman, deceased, of record in Instrument No 20221219-0131051 Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded December 19, 2022, said Register's Office

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property known as **176 Westfield Drive, Nashville, TN 37221.**

This transfer is by Quitclaim and **Barry Don Beatty, Alisa Corinne Kelton** and **Russell Darrell Beatty** understand and acknowledge that Grantor makes no warranty regarding the Title Further, this instrument and the interest hereby conveyed and Quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises

IN WITNESS WHEREOF, I have hereunto set my hand this the 25 day of September, 2025

EDNA BEATTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Edna Beatty**, with whom I am personally acquainted, and who upon oath, executed the foregoing instrument for the purposes therein contained

Witness my hand and seal, at office, this 25 day of September, 2025

MAC E. ROBINSON JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 03/09/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The **actual consideration** or value, whichever is greater, for this transfer is **NONE**

Barry Beatty
Affiant

MAC E. ROBINSON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SWORN TO and subscribed before me this 25 day of September, 2025.

Mac E. Robinson
NOTARY PUBLIC

My commission expires: 3-9-27