WARRANTY DEED

ABBY L. WOODWARD NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4.22.29

(AFFIX SEAL)

G-ORE-25-349

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)
Lillian Jookar	SAME	
(NAME)	(NAME)	**128-13-0A-349.00-CO**
349 Westfield Drive		
(ADDRESS)		
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1330262 DEEDWARR
10/03/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,105.93
20251003-0079113

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, **KENNETH R. LANGLEY, TRUSTEE OF THE KENETH R. LANGLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF KENETH R. LANGLEY DATED MARCH 15,2022,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LILLIAN JOOKAR, A SINGLE PERSON,** 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 lying in Davidson County, Tennessee, more particularly described as follows:

Being Apartment Unit No. 349 of 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, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, 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, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kenneth R. Langley, unmarried by Warranty Deed from George Gianikas, Trustee of record in Book 7280, Page 106, Register's Office for Davidson County, Tennessee, dated June 22, 1987 and recorded on June 28, 1987.

Being the same property conveyed to Keneth R. Langley, Trustee of the Keneth R. Langley Living Trust, established by the Revocable Trust Agreement of Keneth R. Langley dated March 15, 2022, as amended and restated from time to time by Quitclaim Deed from Keneth R. Langley of record in Instrument No. 20220323-0033510 Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 23, 2022.

This conveyance is subject to:
• Taxes for the year 2025, a lien not yet due and payable.
• Subject to all matters appearing on the Plan of record in Book 6250, Page 590; revised in Book 6250, Page 748, in the Register's Office for Davidson County, Tennessee.
• Tennessee Coded Annotated, and is subject to the provision 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 he regime and building 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 Westfield Condominiums (formerly The Hamlet) of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962; Book 6831, Page 982 and Book 7271, Page 256 and Book 6831, Page 982, Register's Office for Davidson County.
• By-Laws of record in Book 6678, Page 802, in the Register's Office for Davidson County, Tennessee.
• Restrictive covenants contained in an instrument of record in Book 6551, Page 988, in the Register's Office for Davidson County, Tennessee.
• Agreement for public utilities easement to Harpeth Valley Utility of record in Book 7803, Page 694, in the Register's Office for Davidson County, Tennessee.

- Charter changing name to Westfield Condominiums of record in Book 6746, Page 677, in the Register's Office for Davidson County, Tennessee.
- Grant of easement in favor of harpeth valley Utilities District of Davidson and williamson Counties, Tennessee, a Tennessee utilities district of record in Book 6551, Page 981, in the Register's Office for Davidson County, Tennessee.
- Easement in Favor of record in Book 4851, Page 918, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **349 Westfield Drive, 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 2nd DAY OF OCTOBER, 2025.

Keneth R. Langley Living Trust, established by the Revocable Trust Agreement of Keneth R. Langley dated March 15,2022

BY: _____
Keneth R Langley
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENETH R LANGLEY, TRUSTEE of the KENETH R. LANGLEY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF KENETH R. LANGLEY DATED MARCH 15,2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of October, 2025.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 10-2-25 (date of document).

Angel Hyde
Affiant Signature

October 3, 2025
Date

State of Tennessee

County of Sumner

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

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL
COUNTY OF SUMNER

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29