Karen Johnson Davidson County
Batch# 1338543 DEEDWARR
10/27/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,680.28
20251027-0084980

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $724,400.00. Affiant Subscribed and sworn to before me, this the 22nd day of October, 2025. Notary Public My commission expires: 7/6/2026 (AFFIX SEAL)

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Stephanie Lewis	Send Tax Bills To: **New Owner**	Map-Parcel Numbers 131-03-0-G-010-00CO
119 Westover Park Court Nashville, TN 37215	**119 Westover Park Court Nashville, TN 37215**	

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

Brian Stallard and Wendy Stallard, husband and wife

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

Stephanie Lewis, an unmarried woman

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. J of the Westover Plantation Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Westover Plantation Condominiums, of record in Book 6380, Page 833, and as amended in Book 6549, Page 344, and in Book 8622, Page 194, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6380, Page 864, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Westover Plantation Condominiums as shown on Exhibit "C" to the First Amendment to the Master Deed, of record in Book 6549, Page 344, and being located upon Lot No. 5 on the Plan of Westover Plantation of record in Plat Book 6250, Page 122, said Register's Office, for a more complete identification and description of such Unit.

Being all the same property conveyed to Brian Stallard and Wendy Stallard, husband and wife, by Warranty Deed dated June 30, 2022, from Kenneth C. Duncan and Aja Duncan, husband and wife, of record in Instrument No. 20220705-0077349, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as shown on Exhibit "C" to the First Amendment to the Master Deed of record in Book 6549, Page 344, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate and is subject to all matters as set forth therein.

2) All matters shown on the Plan of record in Plat Book 6250, Page 122, said Register's Office.

3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 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 Westover Plantation Condominiums, of record in Book 6380, Page 833, and as amended in Book 6549, Page 344, and in Book 8622, Page 194, and By-Laws appended thereto in Book 6380, Page 864, said Register's Office.

4) Charter of Westover Plantation Condominium Homeowners' Association, Inc., of record in Book 6716, Page 151, said Register's Office.

5) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4113, Pages 565 and 569, said Register's Office.

6) Deeds to Metropolitan Davidson County for water mains and sewer purposes of record in Book 6861, Page 668, and in Book 6861, Page 696, said Register's Office.

7) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.

This is Improved property, known as 119 Westover Park Court, Nashville, TN 37215.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 22nd day of October, 2025.

Brian Stallard by W Stallard Attorney in Fact
Brian Stallard
By Wendy Stallard, Attorney-in-Fact

W Stallard
Wendy Stallard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Wendy Stallard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Brian Stallard, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Brian Stallard, for the purpose therein contained, by signing the name of Brian Stallard, by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2025.

M Boyd
Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Wendy Stallard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2025.

M Boyd
Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **10/24/2025** (date of document).

Affiant Signature

10/24/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **October**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

