Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
[illegible]

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952154

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $499,900.00

Affiant

Subscribed and sworn to before me, this 17th day of October, 2025.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1338972
10/28/2025 10 33 04 AM
Fees $13 00 Taxes $1,849 63

Davidson County
DEEDWARR
2 pgs

20251028-0085608

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline Walker 400 West Mill Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 091 06 0M 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul A. Clymer, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Walker, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 55 on the Plan of WEST MILL TOWNHOMES, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of WEST MILL TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of WEST MILL TOWNHOMES, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Paul A. Clymer, a single man, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20161104-0117172, in the Register's Office of Davidson County, Tennessee, dated October 28, 2016, and recorded on November 04, 2016.

Tracy Clymer joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 2 OF WEST NASHVILLE TENNESSEE, as recorded in Plat Book 57, Page 172.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141223-0117663, as Supplemented in Instrument No's. 20150424-0036748, 20150929-0098582, 20151218-0127193, 20151218-0127350 and Attorney's Certificate recorded in Instrument No. 20170123-0007057.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140821-0076262.

Easement for Public Sidewalk, recorded in Book 1939, Page 214.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains Pumps and Appurtenances, recorded in Instrument No's. 20140821-0076274, 20141219-0116173 and 20141219-0116216.

Charter for West Mill Townhouse Corporation recorded as Instrument No. 20170123-0007056.

This is improved property located at 400 West Mill Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2025.

Paul A Clymer by Karen Morgan, Attorney in Fact — Tracy Clymer by Karen Morgan, Attorney in Fact

Paul A. Clymer
By: Karen Morgan, Attorney in Fact

Tracy Clymer
By: Karen Morgan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Morgan, 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, and who further acknowledged that she is the Attorney-in-Fact for Paul A. Clymer and Tracy Clymer and that she is authorized by Paul A. Clymer and Tracy Clymer to execute this instrument on their behalf.

WITNESS my hand, at office, this 17th day of October, 2025.

SHIRA WARREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

Notary Public