Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251052646

Karen Johnson
Batch # 1358919
12/17/2025 10:43:08 AM
Fees: $13.00 Taxes: $740.00
Davidson County
DEEDWARR
2 pgs
20251217-0100250

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2025.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bill Sumners and Donna Sumners 1408 Primrose Ln. Franklin, TN 37064	New Owner	Tax Parcel ID No. 128 13 0A 161.00

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, **Traci L. Reed, unmarried, and Elaine Leigh Weisberger, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bill Sumners and Donna Sumners, tenants in common with rights of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being Unit No. 161 of WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET). created under the T.C.A. Section 66-27-101. et seq., as amended, as established by boundary Plats of Record at Book 6250, Page 590, amended at Book 6250, Page 748, and by Master Deed at Book 6678, Page 771, as amended at Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Appointment of Successor Trustee recorded in Book 9608, Page 719, and as set forth in exhibit "D" to said amended Master Deed at said Book 6831, Page 982, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit "C" of said amended Master Deed, all of record in said Register's Office, and all to which reference is hereby made and the same incorporated herein for a complete description of said unit and the conveyance hereby made.

Being the same property conveyed to Traci L. Reed and Elaine Leigh Weisberger, as Joint tenants with rights of survivorship, by Warranty Deed from Timothy G. Street and Jimmie Kaye Street, of record in Instrument No. 20211019-0140140, in the Register's Office of Davidson County, Tennessee, dated October 15, 2021 and recorded on October 19, 2021.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HAMLET, as recorded in Plat Book 6250, Pages 590; First revision in Book 6250, Page 748.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET) Condominium of record in Book 6678, Page 771, as amended by instrument(s) of record in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256; Appointment of Successor Trustee in Book 9608, Page 719; also subject to easements, rights and interests 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.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6551, Page 988.

Easement for Right of Way, recorded in Book 4851, Page 918.

Easement for Sewer Line, recorded in Book 6551, Page 981.

Easement for Public Utilities, recorded in Book 7803, Page 694.

Easement recorded in Instrument No. 20151130-0120253.

Charter for The Westfield Condominiums Homeowners Association recorded as Book 6746, Page 677.

This is improved property located at 161 Westfield Dr Nashville TN 37221

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 16th day of December, 2025.

Traci L. Reed

Elaine Leigh Weisberger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Traci L. Reed and Elaine Leigh Weisberger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2025.

Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028