This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7626-TM

Karen Johnson Davidson County
Batch# 1361889 DEEDWARR
12/29/2025 11:00:30 AM 7 pgs
Fees: $38.00 Taxes: $795.50
20251229-0102673

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 22nd day of December, 2025.

Notary Public
My Commission Expires: 7/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Livy Inez Simpson 157 Westfield Drive Nashville, TN 37221	New Owner	128 13 0A 157.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christopher Stephen Aud, married, Terence Mitchell Aud, unmarried, and Stephanie Keever Weiter, unmarried,** (individually and/or collectively, "Grantor"), transfer and convey unto **Livy Inez Simpson, unmarried** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Apartment No. 157 of THE WESTFIELD CONDOMINIUMS created under Title 66, Section 27-101, at 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, Book 6801, Page 962, Book 6831, Page 982 and Book 7271, Page 256, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of THE WESTFIELD CONDOMINIUMS set forth as Exhibit "D" of said amendment to the Master Deed of record in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, to which reference if hereby made for a more complete identification and description of such unit.

Being the same property conveyed to Sandra Aud, unmarried, by Warranty Deed from Michael Glenn Rutter and Karen Suzanne Rutter, Co-Trustees of The Rutter Family Trust, u/a/d 2/5/2008, of record in Instrument No. 20240201-0007109, in the Register's Office of Davidson County, Tennessee, dated January 18, 2024, and recorded on February 01, 2024. The said Sandra Aud died intestate on December 09, 2024.The heirs at law of Sandra Aud being Christopher Stephen Aud, Terence Mitchell Aud, and Stephanie Keever Weiter. See Affidavit of Heirship of record in Instrument No. _____, evidencing said Christopher Stephen Aud, Terence Mitchell Aud, and Stephanie Keever Weiter as the heirs at law of Sandra Aud. See also Probate Case No. 25P21, Davidson County, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Michael Glenn Rutter and Karen Suzanne Rutter, Cotrustees of The Rutter Family Trust, u/a/d 2/5/2008, by Quitclaim Deed from Michael G. Rutter and wife, Karen S. Rutter, of record in Instrument No. 20160622-0063730, in the Register's Office of Davidson County, Tennessee, dated June 15, 2016, and recorded on June 22, 2016.

Being the same property conveyed to Michael G. Rutter and wife, Karen S. Rutter, by Warranty Deed from Estate of Wilma Hunley, of record in Instrument No. 20130412-0036201, in the Register's Office of Davidson County, Tennessee, dated April 11, 2013, and recorded on April 12, 2013.

This property is not a primary residence of any of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **157 Westfield Drive, Nashville, TN 37221**.

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2025.

GRANTOR:

Christopher Stephen Aud

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Stephen Aud, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2025.

Notary Public
My Commission expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 12/19/2025 before me, Debra Lynn Murphy-Smardan Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Christopher Stephen Aud
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DEBRA LYNN MURPHY-SMARDAN
Notary Public - California
Los Angeles County
Commission # 2439787
My Comm. Expires Mar 25, 2027

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 12/19/2025 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2025.

GRANTOR:

Terence Mitchell Aud

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Terence Mitchell Aud, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2025.

Notary Public
My Commission expires: 10/29/2028

NOTARY PUBLIC STATE OF FLORIDA

MARAY GALLEGO JUSTEL
Commission # HH 606095
Expires October 29, 2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of December, 2025.

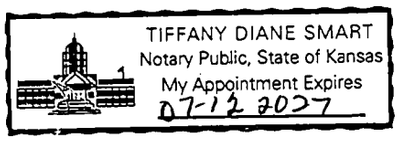
GRANTOR:

Stephanie Keever Weiter

STATE OF KANSAS
COUNTY OF SHAWNEE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephanie Keever Weiter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of December, 2025.



Notary Public
My Commission expires: 07-12-2027

202512290102673

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **December 19, 2025**

Affiant Signature — Date: **12/22/2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **December 22, 2025**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY