Karen Johnson Davidson County
Batch# 1391699 DEEDWARR
03/12/2026 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.96
20260312-0019662

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

G-MCP-26-251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

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)
Lauren Atkins	**New Owner**	
(NAME)	(NAME)	**116-03-0F-051.00-CO**
251 Westchase Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KITTY NORTON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN ATKINS, A SINGLE WOMAN**, 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 in Davidson County, Tennessee, Being Unit 251, Westchase Condominiums, Phase II, as shown on Plat of record in Plat Book 6250, Page 43, as established under Master Deed of record in Book 6097, Page 266, amended in Book 6112, Page 677. Book 6341, Page 380 and Book 6866, Page 362, in the Registers office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kitty Norton, a single woman by Warranty Deed from Kristen M. Reeves, a single woman of record in Instrument No. 20120921-0085806 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 21, 2012.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 43, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5947, Page 272, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6097, Page 266, as amended in Book 6112, Page 677, Book 6341, Page 380, and Book 6866, Page 362, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20160308-0021966, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6097, Page 319 and Amendment in Instrument No. 20170420-0038781, in the Register's Office for Davidson County, Tennessee.
- Charter of Nine's Owners Association, Inc. of record in Instrument Number 20151130-0120520, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 3943, page 948, Book 3958, Page 146, and Book 3966, Page 144, Register's Office for said County;
- Subject to conditions set out in Deed of record in Book 5947, Page 272, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sewer and Water Mains of record in Book 6303, Page 611, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 3371, Page 270, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville, LLC of record in Instrument Number 20100219-0012994, 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: **251 Westchase Drive, Nashville, Tennessee 37205**.

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 11th DAY OF MARCH, 2026.

Kitty Norton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of March, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

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

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 3/11/26 (date of document).

Emilee Barrett
Affiant Signature

3/12/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

