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This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1395382
03/20/2026 10:33:31 AM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20260320-0022307

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of March, 2024.

Notary Public
My commission expires: 7-3-28

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Address of New Owner:	Send Tax Bills to:	Tax Information
Melissa Johnson	New Owner	128 13 0A 232.00
232 Westfield Drive Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph Edenfield and Lauren Edenfield, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Melissa Johnson, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Being Apartment Unit No. 232 of WESTFIELD CONDOMINIUMS, created under Title 86, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771 ; amended in Book 6736, Page 110 and Book 6801, Page 962 and further amended in Book 6831, Page 982 and further amended in Book 7271, Page 256, in Register's Office for Davidson County, Tennessee. 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 WESTFIELD CONDOMINIUMS (formerly The Hamlet, of record in Book 6250, Page 590 and revised in Book 6250, Page 748) of record as Exhibit "D" of said amendment to Master Deed of record in Book 6831, Page 982, in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph Edenfield and Lauren Edenfield, husband and wife, by Warranty Deed from Mary Caitlyn Bentley and husband, Christopher Bentley and Susan Lynn Patty, a single woman, of record in Instrument No. 20211229-0171025, in the Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 29, 2021.

This property is improved property known as 232 Westfield Drive, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 19th day of March, 2026.

Joseph Edenfield

Laruen Edenfield

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Edenfield and Lauren Edenfield, the herein bargainors, 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 and seal this 19 day of March, 2026.

Notary Public
Commission expiration date: 7-3-28

