Karen Johnson Davidson County
Batch# 1404963 DEEDWARR
04/14/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $588.12
20260414-0030118

Name and Address of New Owner:
Patrick Westall Finley
404 Greenway Glen Way
Nashville, TN 37209

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
New Owner

Map & Parcel(s):
090-11-0A-083.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Walker, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Patrick Westall Finley, a married man**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson county, Tennessee, Being unit No. H-83, Rock Harbor Condominiums, as shown on plat of record in Plat Book 4400, Page 71, as established under Master Deed of record in Book 6153, Page 421, Amended in Book 6162, Page 251 and Book 7369, Page 206, in the Register's 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 David Walker, unmarried by Warranty Deed from Frances C. Miller, unmarried of record in Instrument No. 20131112-0116604 Register's Office for Davidson County, Tennessee, dated November 05, 2013 and recorded on November 12, 2013.

This conveyance is 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.

This is improved property known as: 515 Basswood Avenue, Unit 83, Nashville, TN 37209

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, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 10 day of April, 2026.

David Walker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 10 day of April, 2026, before me personally appeared David Walker, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 10 day of April, 2026.

Notary Signature
My commission expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $158,950.00.

Affiant Signature

Subscribed and sworn to before me, this the 10th day of April, 2026.

Notary Public
My Commission Expires: 10/17/29

JAMEKA BRADEN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **4/10/26**.

Date

Affiant Signature

4/13/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **13th** day of **April**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

