Karen Johnson Davidson County
Batch# 1421521 DEEDWARR
05/15/2026 04:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20260515-0044040

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **05/13/2026** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/12/2026

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6094

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ella Paige Herring	**New Owner**	**128-13-0A-419.00-CO**
419 Westfield Drive **Nashville. TN 37221**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bradley Kramer, unmarried and Gwen Hedrick, unmarried as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ella Paige Herring,*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 419 of the Westfield Condominiums (formerly the Hamlet), a horizontal property regime, pursuant to plat of record, in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the register's office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

*** An Unmarried Woman**

**** Davidson County**

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Being the same property conveyed to Bradley Kramer and Gwen Hedrick, both unmarried, as joint tenants with the right of survivorship, by Warranty Deed from Scott Johnson, married, dated September 30, 2014, of record in Instrument No. 20141001-0090645, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **419 Westfield Drive, Nashville, TN 37221-1400**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 13TH day of May 2026.

Bradley Kramer

STATE OF **TENNESSEE**
COUNTY OF WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Bradley Kramer** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 13TH day of May 2026

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/20/29

IN WITNESS WHEREOF, this instrument has been executed on this the 12th day of May, 2026.

Gwen Hedrick

STATE OF PENNSYLVANIA
COUNTY OF Montgomery

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Gwen Hedrick**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 12th day of May, 2026.

NOTARY PUBLIC

My Commission Expires: 7/16/2028

Commonwealth of Pennsylvania - Notary Seal
ANGELA GUEVARA - Notary Public
Montgomery County
My Commission Expires July 16, 2028
Commission Number 1239371

Certificate of Authenticity

I, Luke Martin, 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 May 13th, 2026.

Date

LL Mt

Affiant Signature

05/15/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 20 26.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/2026

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)