Karen Johnson Davidson County
Batch# 1429478 DEEDWARR
06/08/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20260608-0051502

**SEND TAX BILLS TO:**
**Yvonne Michelle Lanier**
**166 Westfield Drive**
**Nashville, TN 37221**

**This Instrument Prepared By:**
**Cedar City Title, LLC**
**142 Public Sq, Ste F**
**Lebanon, TN 37087**

**NEW OWNERS:**
**Yvonne Michelle Lanier**
**166 Westfield Drive**
**Nashville, TN 37221**

Space for Recorders Stamp

**MAP & PARCEL NO: 128130A16600CO**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWO THOUSAND AND 00/100 ($202,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jenette Stolworthy, a single person** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yvonne Michelle Lanier, ("Grantee") her heirs and assigns,** a certain tract or parcel of land lying and being Davidson County, Tennessee and being more particularly described as follows, to-wit:

Being apartment Unit No. 166 of Westfield Condominiums created under Title 66, section 27-101, et 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, and further amended in Book 6831, Page 982, 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 set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jenette Stolworthy, a single woman by Deed dated December 28, 2017, from Albert Martin and wife, Dana M. Martin (formerly Dana M. Hoskins), recorded January 5, 2018, in Instrument Number 20180105-0001543, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on Plats in Book 6250, Page 590 as revised in Book 6250, Page 748 and amended in Book 6831, page 771, in the Register's Office of Davidson county, Tennessee.

This conveyance is subject to Master Deed for the Hamlet Condominiums, of record in Book 6678, Page 771 and amended in Book 6736, page 110 and further amended in Book 6831, Page 962 and Book 7271, Page 256, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the Charter of the Westfield Condominiums Homeowner's Association, as amended in Book 6746, Page 677, in the Register's Office of Davidson County, Tennessee.

**This conveyance is subject to the following:**

1. Subject to the Master Deed, of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee recorded in Book 6801, Page 962, and also recorded in Book 6678, page 771, Book 6736, Page 110, Book 6831, Page 982, Book 7271, Page 256 in the official records of the Davidson County Recording Office.
2. Subject to the Easement, recorded in Book 6551, Page 988, and also recorded in Book 6551, Page 981, Book 4851, page 918 in the official records of the Davidson County Recording Office.
3. Any and all matters shown or delineated on the final plat of Westfield Condominiums (formerly the Hamlet), recorded in Plat Book 6250, Page 590, and revised in Book 6250, Page 748, in the Register's Office of Wilson County, Tennessee.

4. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

**This is <u>improved</u> property known as <u>166 Westfield Drive, Nashville, TN 37221.</u>**

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantee, her heirs and assigns,** forever.

GRANTOR covenants with the Grantee that Grantor is lawfully seized and possessed of said tract of land in fee simple; that Grantor has a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said tract of land to the said **Grantee, her heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.
Property taxes for the current year shall be prorated.
Property is the primary residence of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5 day of June, 2026 .

**Jenette Stolworthy**

STATE OF TENNESSEE
COUNTY OF Wilson

On this 5th day of June, 2026, before me personally appeared **Jenette Stolworthy**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2026.

Notary Signature
My commission expires: 11.20.29

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 11-20-2029

## AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $202,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5th day of June, 2026.

Notary Signature
My commission expires: 11.20.29

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 11-20-2029

**Tennessee Certification of Electronic Document**

I, Danielle Inbavalan, 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 6.5.26. (Date of document)

Danielle

Affiant Signature

6.5.26

Date

**State of Tennessee**

**County of ~~Putnam~~** Wilson DI

Sworn to and subscribed before me this 5th day of June, 2026.

Notary signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027

202606080051502