2026-2208-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1468878 DEEDWARR
09/04/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20260904-0082563

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Affiant

Subscribed and sworn to before me this 2 day of Sept, 2026

Notary Public
My Commission expires: 4/29/30
(Affix Seal)

THIS INSTRUMENT PREPARED BY
BNT Escrow LLC, 6700 Tower Circle, Suite 330, Franklin, TN 37067

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bianca Ford		050-02-0-L-002.00 CO
1911 WesTChester Dr	New Owner	
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Honky Tonk Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bianca Ford, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit B of Homes at Nineteen Nine Westchester Drive a Horizontal Property Regime with Private Elements described in the Declaration of Covenants, Conditions and Restrictions for Nineteen Nine Westchester Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 202501170003865, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, coowners and tenants of Nineteen Nine Westchester Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.202501170003865, Bylaws appended thereto as Exhibit "C", said Register's Office, arc incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being a part of the same property conveyed to Honky Tonk Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 28, 2024, from Twenty Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20240530-0040111, in the Register's Office of Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **Subject to the Master Deed, recorded as Instrument #20250117-0003865 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **1911 Westchester Drive, Unit B, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 31st day of August, 2026.

Honky Tonk Homes, LLC, a Tennessee Limited Liability Company

By: _____
Andy Maloney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of August 2026, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Andy Maloney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of **Honky Tonk Homes, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 31 day of August, 2026.

_____ My Commission Expires: 3/12/2030
NOTARY PUBLIC

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 8-31-26 (date of document).

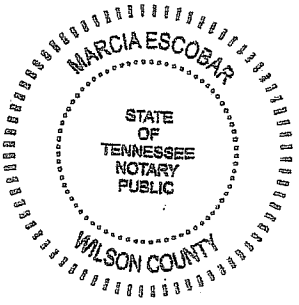
Affiant Signature

9-3-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of Sept, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027