# WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Elizabeth Anne Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 03-20-2028

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 1479208 DEEDWARR
10/01/2026 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20261001-0090671

File #26-DW-0103-C

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Elizabeth Anne Cooper** | **Legacy Home Loans, LLC DBA Steadfast Mortgage** | |
| (NAME) | (NAME) | **104 14 0B 003.00** |
| **103 Westwood Trace** | **408 Highway 76** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | **White House, TN 37188** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**KATHRYN DAMBRINO, A MARRIED PERSON,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**ELIZABETH ANNE COOPER, AN UNMARRIED WOMAN,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3, on the Plan of WESTWOOD TRACE, of record in Plat Book 6200, Page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kathryn Dambrino, a single woman, by Warranty Deed from Robert J. Yawn, a married man, of record in Instrument No. 20190701-0063483, in the Register's Office of Davidson County, Tennessee, dated June 26, 2019, and recorded on July 01, 2019.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTWOOD TRACE, as recorded in Plat Book 6200, Page(s) 215.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTWOOD TRACE Condominium of record in Book 6522, Page 322, as amended in Book 6889, Page 711 and Instrument No. 20070620-0073748; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 10324, Page 859.
* Easement for Water and Sewerage Services, recorded in Book 6974, Page 899.
* Charter for Westwood Trace Condominium Association recorded in Book 6582, Page 874 as Amended in Book 7599, Page 912; Book 7948, Page 624 and Book 7948, Page 626.
* Resolution Document recorded in Instrument No. 20010411-0035667.
* Addendum Document recorded in Instrument No. 20010720-0077359.
* Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in WESTWOOD TRACE, nor any proof that they are publicly maintained.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **103 Westwood Trace, Nashville, TN 37212**.

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

Witness my/our hand(s) this the 24 day of September, 2026.

Kathryn Dambrino

John Thomas Smith

***JOHN THOMAS SMITH**, spouse of **KATHRYN DAMBRINO**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **JOHN THOMAS SMITH** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of September, 2026, before me personally appeared Kathryn Dambrino, 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 24 day of September, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of September, 2026, before me personally appeared John Thomas Smith, 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 24 day of September, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**True Copy Certification**

I, **Denise Woods,** 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 this the 24 day of September, 2026.

Affiant Signature
Date 9-24-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

