Karen Johnson Davidson County
Batch# 467453 DEEDWARR
09/01/2020 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20200901-0099027

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $284,900.00.

Affiant

Subscribed and sworn to before me this
28th day of August, 2020.

Notary Public
My Commission Expires:

2020-513

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eric Conner		
7305 Althorp Way	Same as	173-09-0A-113.00-CO
Nashville, TN, 37211	New Owner	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Hillary Marie Westjohn and Judith Lynn Westjohn, as tenants in common with right of survivorship,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Eric Conner, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lenox Village, Section Two, Revision One of record in Plat at Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hillary Marie Westjohn and Judith Lynn Westjohn, as tenants in common with right of survivorship by Quitclaim deed from Hillary Marie Westjohn, unmarried of record in Instrument No. 20200331-0034168 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on March 31, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7305 Althorp Way, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of August, 2020.

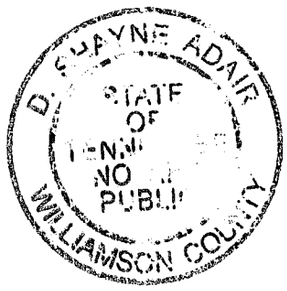
Hillary Marie Westjohn

Judith Lynn Westjohn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hillary Marie Westjohn and Judith Lynn Westjohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2020.



Notary Public
My Commission Expires: 6/13/2022

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.**

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024