Karen Johnson Davidson County
Batch# 586215 DEEDWARR
03/05/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,898.10
20210305-0029647

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-688

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of March, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zachary Yonts 1802B Tammany Drive Nashville, TN 37216	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	072-12-0J-002.00-CO

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, I/WE,

William Thompson West, III and Alexandra Lee West, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zach Yonts, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being "Unit B" together with the common areas as established by Declaration of Covenants, Conditions and Restrictions for "1802 Tammany Commons", a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170728-0076945, as amended in Instrument No. 20190201-0009976 and being shown on the Site Plan attached thereto as Exhibit "8", Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mack Props, LLC, a Tennessee Limited Liability Company by Warranty Deed from Carnell Jackson of record in Instrument No. 20170724-0074547 Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 24, 2017. (Value or consideration as shown in aforementioned deed $230,000.00.)

Being the same property conveyed to William Thompson West III and Alexandra Lee Laguarta, married couple by Warranty Deed from Mack Props, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190508-0042976 Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on May 08, 2019. (Value of consideration shown in aforementioned deed $450,000.00.)

Being the same property conveyed to William Thompson West, III and Alexandra Lee West, husband and wife as joint tenants with the rights to survivorship by Quitclaim Deed from William Thompson West, III and Alexandra Lee West, husband and wife as joint tenants with the rights to survivorship who acquired title as William Thompson West, III and Alexandra Lee Laguarta, married couple of record in Instrument No. 20200211-0015697 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on

February 11, 2020. (Value of consideration shown in aforementioned deed $10.00.)

Being also known as 1802B Tammany Drive Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1802B Tammany Drive, Nashville, TN 37216

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 so 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.

Dated this the 4th day of March, 2021.

William Thompson West, III

Alexandra Lee West

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Thompson West, III and Alexandra Lee West** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of March, 2021.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 5.23.23

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021