WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

B-SB-KW-21-8026

- Karen Johnson Davidson County
Batch# 618429 **DEEDWARR**
04/19/2021 03:59:00 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210419-0052373

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeri C. West and Pamela S. Sheffer	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	
8026 Arbor Drive	**3701 Arco Corporate Drive, Suite 200**	**128-14-0-132.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Charlotte, NC 28273**	
(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, **KYLE R. MAST AND NATALIE K. MAST, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERI C. WEST, AN UNMARRIED WOMAN, AND PAMELA S. SHEFFER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Lot No. 67 on the Plan of Resubdivision of Lots 67 & 68 Harpeth Park Section 3 of record in Plat Book 4470, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 67 fronts 115.00 feet on the Southerly margin of Arbor Drive and extends back 191.00 feet on the Easterly line, and 189.90 feet on the Westerly line to a broken line in the rear, measuring 51.91 feet thereon.

Being the same property conveyed to Kyle R. Mast and Natalie K. Mast, husband and wife by Warranty deed from Ronnie E. Gray and Eva Jean Gray, as Co-trustee of the Ronnie E. and Eva Jean Gray Revocable Lining Trust dated August 31, 2016 of record in Instrument No. 20170228-0019940 Register's Office for Davidson County, Tennessee, dated February 28, 2017 and recorded on February 28, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 14 and re-subdivided in Plat Book 4470, Page 82, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4232, Page 417, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8026 Arbor Drive, Nashville, Tennessee 37221**.

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 16th DAY OF APRIL, 2021.

Kyle R. Mast

Natalie K. Mast

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212