Name and Address of New Owner:
Brent A. West and Chelsea R. Carr
26 Rolling Meadows Dr
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 673255 DEEDWARR
07/08/2021 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20210708-0092029

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 033-04-0A-026.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven Bourne and Atalie Bourne, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brent A. West, an unmarried man and Chelsea R. Carr, an unmarried woman, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 26 as shown on the plat of Rolling Meadows, Phase 1, Section II A, as shown by plat of record in Book 6250, Page 964, in the Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Associates, all as described in Book 6593, Page 194, as amended in Book 6966, Page 497, said Register's Office.

Being the same property conveyed to Steven Bourne and Atalie Bourne, husband and wife, by Warranty Deed from Betty Ann Franko Best n/k/a Betty Ann Franko Cann and Patrick Ward Cann, wife and husband, of record in Instrument No. 20130807-0082779 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 07, 2013. (Value of consideration shown in aforementioned deed $105,000.00.)

Being also known as 26 Rolling Meadows Drive, Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of July, 2021.

_____(SEAL)
Steven Bourne

_____(SEAL)
Atalie Bourne

STATE OF Pennsylvania
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven Bourne ~~and Atalie Bourne~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2021.

Commonwealth of Pennsylvania - Notary Seal
Kenyatta D. Donley, Notary Public
Delaware County
My Commission Expires 08/18/2024
Commission Number 1377227

Notary Public
My commission expires: 8/18/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this
6th day of July, 2021.

Notary Public
My commission expires: 9-2-2024

File No. 2021-1665

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of July, 2021.

_____(SEAL)
Steven Bourne

_____(SEAL)
Atalie Bourne

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Steven Bourne and~~ Atalie Bourne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

ak

Witness my hand and seal this 6th day of July, 2021.

ELIZABETH S. KASHKARIAN
Notary Public - California
Los Angeles County
Commission # 2298995
My Comm. Expires Jul 27, 2023

_____
~~Notary Public~~
My commission expires: 07/27/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of July, 2021.

_____
Notary Public
My commission expires: 9.2.2024

File No. 2021-1665

Tennessee Certification of Electronic Document

I, Steven D. Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 7/6/2021 (date of document).

Affiant Signature

7/6/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 6 day of July, 2021.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON