Karen Johnson Davidson County
Batch# 689748 DEEDWARR
08/04/2021 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20210804-0104703

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3006

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2021.

Notary Public

Commission Expires: 9/6/2022

COUNTY OF DAVIDSON ★ SUSAN L HEINRICH ★ STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Samuel R. Bass and Michele L. Bass 1908 Grace Point Lane Nolensville, TN 37135	New owner	188-10-0C-139.00-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,

Alan West and Madison Armstrong West, husband and wife

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

SAMUEL R BASS AND MICHELE L BASS, HUSBAND AND WIFE.

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 Lot No. 139 on the Plan of Final Plat, Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, 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 Eric W. Kuchel and Adriana M. Kuchel, Trustees of the Kuchel Family Trust, dated and September 29, 2011 by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190208-0012323 Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 08, 2019.

Being the same property conveyed to Alan West and Madison Armstrong West, husband and wife by Warranty deed from Eric W. Kuchel and Adriana M. Kuchel, Trustees of the Kuchel Family Trust, dated and September 29, 2011 of record in Instrument No. 20190703-0065148 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 03, 2019.

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: 1908 Grace Point Lane, Nolensville, TN 37135

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 30th day of July, 2021.

Madison Armstrong West

Alan West

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Madison Armstrong West and Alan 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 30th day of July, 2021.

Notary Public
My Commission Expires: 4/16/2023



(Notary Seal)

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/30/21.

Affiant Signature

8/3/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 3rd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY