Karen Johnson Davidson County
Batch# 723830 DEEDWARR
09/24/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20210924-0128904

Name and Address of New Owner:
Brandon Robert Westfall and Carley Gordon Westfall
5141 Pine Hill Road
Nashville, TN 37221

Send Tax Bills To:
Caliber Home Loans, Inc.
1525 S. Belt Line Road
Coppell, TX 75019

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 154 00 0 279.00

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, **Jason E. Kestner and Jennifer L. Kestner, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon Robert Westfall and Carley Gordon Westfall, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 9th Civil District of Davidson County, Tennessee, a part of the Neal W. Carter and wife, Ann R. Carter property (Book 3674, page 310, RODCT), and being a 6.51± acre tract, identified as Tract II, on a survey and described according to that survey by Howard George, RLS# 872, dated January 6, 1991, and revised May 14, 1992 (for the purpose of subdividing out a new Tract III from the previous Tract II, a 10.71 acre tract). This 6.51± acre tract, new Tract II, is described as follows:

Beginning on an existing spike in the center of Pine Hill Road (a paved private access road leading to Griffith Road), a Northern corner of the tract herein described, a Southeastern corner of Sturdivant (Book 5819, page 654 RODCT) and a Southwestern corner of Beard (Book 8012, page 401 RODCT); thence, leaving the center of Pine Hill Road, S 72 degrees 37' 02" E, 91.93 feet to an existing iron pin; thence, S 19 degrees 06' 49" W, 360.03 feet to an existing iron pin; thence, S 72 degrees 25' 13" E, 512.62 feet to an iron pin set previous survey (passing as 377.62 feet and 428.71 feet iron pins set this survey marking the Southwest and Southeast corners of a 50 foot wide access and utility easement surveying the tract herein conveyed and dedicated by Grant of Easement at Book 8531, page 915 RODCT), also being a Southwest corner of Carter's Tract I; Thence, S 11 degrees 18' 30" W, 365.38 feet to an iron pin set previous survey; Thence, with new lines of subdivision created this survey. (creating Tract III) and the line between Tract II and Tract III; thence, N 59 degrees 36' 00" W, 316.01 feet to an iron pin set this survey; thence, N 42 degrees 28' 47" W, 175.82 feet to an iron pin set this survey; thence, S 40 degrees 33' 13" W, 330.47 feet to an iron pin set previous survey; thence, N 02 degrees 16' 15" E, 380.70 feet to and/iron pin set previous survey; thence, N 12 degrees 20' 00" W, 57.45 feet to an iron pin set previous survey; thence, N 26 degrees 24' 53" W, 171.86 feet to an existing iron pin; thence N 43 degrees 52' 28" W, 84.98 feet to an existing iron pin at the base of an 18-inch hickory tree adjacent to a gate post and dirt and gravel road; thence, N 80 degrees 22' 21" W, 121.73 feet to an existing spike in the center of Pine Hill Road; thence with the center of Pine Hill Road, with a curve to the right, radius 230.14 feet, delta angle 21 degrees 24' 44" (R), length 86.01 feet, tangent 43.51 feet, chord bearing and distance N 74 degrees 09' 56" E, 85.51 feet to a point; thence N 84 degrees 51' 43" E, 52.02 feet to a point; thence, S 80 degrees 23' 09" E, 10.75 feet to an existing spike; thence, leaving the center of Pine Hill Road, S 43 degrees 49' 18" E, 111.77 feet to an existing iron pin; thence N 71 degrees 09' 53" E, 186.91 feet to an existing iron pin; thence N 36 degrees 23' 59" E, 24.45 feet to an existing iron pin;

thence N 19 degrees 08' 10" E, 55.40 feet to an existing iron pin; thence N 23 degrees 32' 01" E, 100.67 feet to the point of beginning, containing 6.51 acres, more or less.

Being the same property conveyed to Jason E. Kestner and Jennifer L. Kestner, by Warranty Deed from Edward Spivey Lipsey, Jr and wife Nancy Cox Lipsey, of record in Instrument No. 20110207-0010795, in the Register's Office of Davidson County, Tennessee, dated January 15, 2011 and recorded on February 07, 2011.

This is improved property known as 5141 Pine Hill Road, Nashville, Tennessee 37221.

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 21st day of September, 2021.

(SEAL)
Jason E. Kestner

(SEAL)
Jennifer L. Kestner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of September, 2021, before me personally appeared Jason E. Kestner and Jennifer L. Kestner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 21 day of September, 2021.

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Notary Signature
My commission expires:

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 $810,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21st day of September, 2021.

Notary Public
My commission expires:
File No. 2021-2960

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, KARLA LILLEY, 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 true and exact copy of the original document executed and authenticated according to law on September 21, 2021 (date of document).

Affiant Signature

9/21/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of September, 2021

Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

