Name and Address of New Owner:
Nathaniel Kelley Pardee and Tess Marie McCarthy
516 Wagon Court
Nashville, TN 37221

Send Tax Bills To:
Same As Owner

Karen Johnson Davidson County
Batch# 725375 DEEDWARR
09/28/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210928-0130320

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

Map & Parcel No: 142 03 0 031.00

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, **Carley Westfall and Brandon Westfall, Wife and Husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathaniel Kelley Pardee, an unmarried man and Tess Marie McCarthy, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of Walnut Hill Manor, Section I of record in Plat Book 4460, Page 108 and Instrument No. 20051104-0134156 (to amend Reserve Tract), Register's Office for said County. Said Lot No. 369 fronts 56.74 feet on the Northerly margin of Wagon Court and extends back 161.2 feet on the Westerly line and 186.0 feet on the Easterly line to a broken line in the rear, measuring 263.3 feet thereon.

Being the same property conveyed to Carley Westfall and Brandon Westfall, by Quitclaim Deed from Carley Gordon and Brandon Westfall, of record in Instrument No. 20161118-0121988, in the Register's Office of Davidson County, Tennessee, dated November 04, 2016 and recorded on November 18, 2016.

Being the same property conveyed to Brandon Westfall, unmarried, and Carley Gordon, unmarried, as tenants in common with right of survivorship, by Warranty Deed from William Terry Dixon and wife, Jeanie L. Dixon, of record in Instrument No. 20140929-0089248, in the Register's Office of Davidson County, Tennessee, dated September 26, 2014 and recorded on September 29, 2014.

This is improved property known as 516 Wagon Court, 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 22nd day of September, 2021.

_____ (SEAL)
Carley Westfall

_____ (SEAL)
Brandon Westfall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2021, before me personally appeared Carley Westfall and Brandon Westfall, 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 22nd 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 $500,000.00, 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 22nd day of September, 2021.

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

_____
Notary Public
My commission expires: _____
File No. 2021-3396

Certificate of Authenticity

I, Christie Daniels, 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 22, 2021.

Date

Christie Daniels

Affiant Signature

September 27, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY