Karen Johnson Davidson County
Batch# 763333 DEEDWARR
11/30/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211130-0157925

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14648-AP

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

A. SCOTT HUBBARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 22nd day of November, 2021.

Notary Public
My Commission Expires: 11-5-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Middleton Brooke Middleton 8017 Settlers Way Nashville, TN 37221	New Owner	126-15-A-71.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David Westover and Kristina Mari Westover, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Middleton and Brooke E. Middleton, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 283, Phase One, Boone Trace at Biltmore according to survey and plat of same appearing of record in Plat Book 7900, page 667, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Westover and Kristina Mari Westover, husband and wife by Warranty Deed from Eric Greer and wife, Dana Greer, dated September 28, 2017, recorded October 2, 2017, of record in Instrument No. 20171002-0100735, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8017 Settlers Way, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2022 and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2021.

GRANTOR:

David Westover

Kristina Mari Westover

STATE OF PENNSYLVANIA
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Westover and Kristina Mari Westover, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2021.

Notary Public
My Commission expires: 11/03/2024

Commonwealth of Pennsylvania - Notary Seal
SAFIYA MARTIN, Notary Public
Philadelphia County
My Commission Expires November 3, 2024
Commission Number 1385957

Certificate of Authenticity

I, A. Scott Hubbard, 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

11/19/21.

Date

A. Scott Hubbard

Affiant Signature

November 19, 2021

State of TN

County of Williamson

Sworn to and subscribed before me this 19th day of November, 2021

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)