Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3576
Parcel ID: 171-B-051.000

Karen Johnson Davidson County
Batch# 837562 DEEDWARR
04/11/2022 09:45:11 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20220411-0041599

Property Address:
641 Old Hickory Boulevard, 20, Brentwood, TN 37027

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
641 Old Hickory #20
Brentwood, TN 37027

Address of New Owner:
New Owner

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **REED M. WEST and KELLY D. WEST, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JENNIFER LEIGH KANE**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 84 on the Revised Plan of Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, page 236, said Register's Office, to which plan reference is made for a more complete description.

REED M. WEST and KELLY D. WEST, husband and wife

Being the same property conveyed to REED M. WEST and KELLY D. WEST, husband and wife by Deed dated September 18, 2015 from MELANIE F. CARNAGGIO, married, recorded September 23, 2015, in Instrument Number 20150923-0096605, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 641 Old Hickory Boulevard, 20, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Book 9700, page 236, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer & Storm Drainage Easement Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7358, page 643, Book 7993, page 269, Book 9607, page 431, Book 10357, page 920, Register's Office for Davidson County, Tennessee.

4. Drainage Facility easement granted to State of Tennessee as contained in Book 7851, page 712, Book 10012, page 756, Register's Office for Davidson County, Tennessee.

5. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County as contained in Book 9698, page 81 and Book 9698, page 124, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowner's Association of record in Book 10126, page 430 and Book 11550, page 529, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 10126, page 435, Book 10126, page 486, Book 10224, page 683, Book 10275, page 959, Book 10294, page 850, Instrument No. 20000718-0070558, Instrument No. 20050705-0076596 and Instrument No. 20150102-0000219, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 8 day of April, 2022.

REED M. WEST

KELLY D. WEST

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named REED M. WEST and KELLY D. WEST, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 8 day of April, 2022.

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7/1/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $485,000.00.

Affiant

SWORN TO and subscribed before me on this 8 day of April, 2022.

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public

My Commission Expires: