Karen Johnson Davidson County
Batch# 854134 DEEDWARR
05/12/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,671.40
20220512-0054627

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1489

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $722,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of May, 2022

Notary Public

Commission Expires: 1-3-25

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Royce J. Davenport 3302 Saindon Street Nashville, TN 37211	New Owner 3302 Saindon St. Nashville TN 37211	133-01-0-291-00-000

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,

Matthew Alan Westcott and Louise Clohessy, husband and wife,

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

Royce J. Davenport

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. 402 on the Plan of Map of Sunrise Heights, Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 402 fronts 50 feet on the Easterly side of Calhoun Avenue, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed to Matthew McKinney, a married man by Warranty deed from Joni Lynn Drowne of record in Instrument No. 20190514-0045299 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 14, 2019. See also Scrivener's Affidavit of record in Instrument Number 20200406-0036140 of the same Office.

Being the same property conveyed to Matthew Alan Westcott and Louise Clohessy by Warranty deed from Matthew McKinney, a married man of record in Instrument No. 20200615-0061129 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 15, 2020.

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: 3302 Saindon Street, Nashville, TN 37211

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 2nd day of May, 2022.

Matthew Alan Westcott

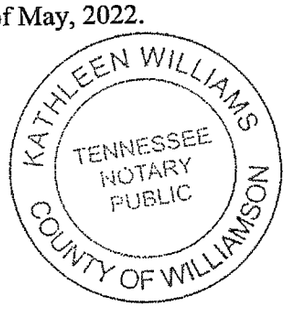
Louise Clohessy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of May, 2022, before me personally appeared Matthew Alan Westcott and Louise Clohessy, 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, at office, this 2nd day of May, 2022.

Notary Signature
My commission expires: 5.23.23



Certificate of Authenticity

I, Holly A Mason, 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 5/2/22.

Holly A

Affiant Signature

5/2/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2022

Jacqueline G Brown

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25