WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3317565

Return to:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 480,000.00 .

Affiant

Subscribed and sworn to me, this the 11 day of July, 2022.

Notary Public

My commission expires:

Property Address:	**Parcel ID**:
203 Morton Avenue Nashville, TN 37211	119-14-0-337.00
Property owner: Gabriela Henson & Michael C. Henson 203 Morton Avenue Nashville, TN 37211	**Mail tax bills to:** New Owner

THIS INDENTURE is made effective the 11th day of July, 20 22, by **Kristen Westerbeck, unmarried,** First Parties, for the purpose of conveying the premises described herein to Gabriela Henson, a single woman and Michael C. Henson *, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*a married man, as joint tenants with rights of survivorship

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

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. 80 on the Plan of Airdrie Subdivision C, of record in Book 547, Page 160, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristen Westerbeck, unmarried, by Warranty Deed dated June 5, 2013 from Stacey B. Moore, unmarried, recorded June 11, 2013 at Instrument No. 20130611-0059203, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 888262 DEEDWARR
07/13/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220713-0080651

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 547, Page 160, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 22, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kristen Westerbeck

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kristen Westerbeck**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 16 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 3/26/25

LARRY N. WESTBROOK NOTARY PUBLIC WILLIAMSON COUNTY, TN

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certificate of Authenticity

I, Joshua A. Terry, 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 7/11/2022.

Affiant Signature

7/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/2022.

Notary Public

My Commission Expires: 5-2323

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON