Karen Johnson Davidson County
Batch# 894418 DEEDWARR
07/27/2022 09:33:59 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220727-0085570

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

05-NSH22-03484

Address of New Owner:	Send Tax Bills to:	Tax Information:
Johnathan Kayne, LLC 229 Blanton Ave. Nashville, TN 37210-4703	New Owner	121-00-0-084.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JoAnne Westerfield, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Johnathan Kayne, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows:

TRACT I:

Beginning at a point in the center line of the Couchville Pike (formerly Stones River Tumpike) at the Southwest corner of the land of Doris Wayne Walker; thence with the center line of said pike in the Westerly direction 90 feet to a point; thence at right angles and with the line of the property of the grantor herein, northerly 150 feet to a point; being the Northwest corner of the property herein conveyed; thence at right angles and in an easterly direction 90 feet to a point being the Northeast corner of the said Doris Wayne Walker land; thence at right angles and with the West line of the said Doris Wayne Walker land Southerly 150 feet to the center of said Couchville Pike, the point of beginning.

Being the same property conveyed to Juanita Walker Steen by Warranty Deed from Victor H. Walker and wife, Norman Walker of record in Book 3034, page 471, Register's Office for Davidson County, Tennessee, dated October 01, 1959 and recorded on April 04, 1960.
Being the same property conveyed to JoAnne Westerfield by Quitclaim Deed from Juanita W. Culbertson, a single person of record in Instrument No. 20150925-0097653 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on September 25, 2015.

TRACT II:

Situated in the 3rd Civil District thereof, and more particularly described as follows: Beginning at a point in the center line of the Couchville Pike (formerly Stone's River Turnpike) at the Southwest corner of the T.G. and wife, Corinne Tillman property; thence with the center line of said Pike Westerly 100 feet to a point; thence Northerly 150 feet to a point this being the Northwest corner of the property herein conveyed; thence in a Northeast direction 100 feet more or less, to a point in the Northwest corner of said Tillman property 200 feet to the center line of said Couchville Pike the point of beginning.

Being the same property conveyed to Juanita Walker Steen by Warranty Deed from Victor H. Walker and wife, Norman Walker of record in Book 3034, page 471, Register's Office for Davidson County, Tennessee, dated October 01, 1959 and recorded on April 04, 1960.
(TRACT I)

Being the same property conveyed to Elmer L. Steen and wife, Juanita W. Steen by Installment deed from Dorris Wayne Walker and wife, Janie Lavelle Walker of record in Book 2998, page 216, Register's Office for Davidson County, Tennessee, dated December 24, 1959 and recorded on December 28, 1959.

Elmer L. Steen died March 10, 1965, leaving Juanita W. Steen as the surviving tenant by the entirety.

Being the same property conveyed to Charles C. Morrow, Trustee by Warranty Deed from Juanita W. Steen Culbertson, and further from Charles C. Morrow, Trustee by Warranty Deed to Les Culbertson and Juanita W. Steen Culbertson of record in Book 4250, page 567, Register's Office for Davidson County, Tennessee, dated June 19, 1968 and recorded on June 12, 1968.

Leslie Benjamin Culbertson died April 23, 1992, leaving Juanita W. Steen as the surviving tenant by the entirety.
(TRACT II)

Being the same property conveyed to JoAnne Westerfield by Quitclaim Deed from Juanita W. Culbertson, a single person of record in Instrument No. 20150925-0097653 Register's Office for Davidson County, Tennessee, dated September 23, 2015 and recorded on September 25, 2015.
(TRACTS I & II)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2726 Couchville Pike, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 26th day of July, 2022

JoAnne Westerfield

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named JoAnne Westerfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 26th day of July, 2022.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026