Karen Johnson Davidson County
Batch# 904890 DEEDWARR
08/18/2022 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20220818-0093469

Warranty Deed

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $799,000.00. Patrice L. Cecchin Affiant Subscribed and sworn to before me, this the 15th day of August, 2022. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James T. Cecchin and Patrice L. Cecchin, Trustees of James T. Cecchin Trust dated July 20, 2017 and Patrice L. Cecchin and James T. Cecchin, Trustees of Patrice L. Cecchin Trust dated July 20, 2017	Gardner Financial Services LTD, Legacy Mutual Mortgage	128-09-0-075.00
7508 Hallows Drive	3503 Paesanos Pkwy	
Nashville, TN 37221	San Antonio, TX 7823	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHNNY H. WESTERHOLM AND REBECCA LYNNE WESTERHOLM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES T. CECCHIN AND PATRICE L. CECCHIN, CO-TRUSTEES OF THE JAMES T. CECCHIN TRUST DATED JULY 20, 2017, AND PATRICE L. CECCHIN AND JAMES T. CECCHIN, CO-TRUSTEES OF PATRICE L. CECCHIN TRUST DATED JULY 20, 2017**, 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 Lot No. 32 on the Plan of Dunaway Woods, Section Two of record in Plat Book 9700, Page 284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny H. Westerholm and Rebecca Lynne Westerholm by Warranty deed from Randy Hollobaugh of record in Instrument No. 20150402-0029069 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 02, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7508 Hallows Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2022.

Johnny H. Westerholm

Rebecca Lynne Westerholm

STATE OF FLORIDA
COUNTY OF ALACHUA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Johnny H. Westerholm and Rebecca Lynne Westerholm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of August, 2022.

Notary Public

My Commission Expires: 11-13-2022

NOTARY PUBLIC STATE OF FLORIDA
Notary Public State of Florida
Reynolds Jackson Jr
My Commission GG 269260
Expires 11/13/2022

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/17/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/17/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

