This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19734-AP

Karen Johnson Davidson County
Batch# 949563 DEEDWARR
12/08/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,663.63
20221208-0127981

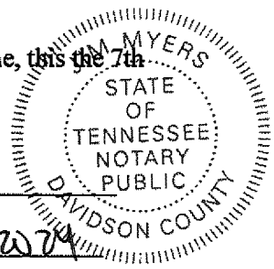
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $719,900.00.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2022.

Notary Public
My Commission Expires: 11-6-2024



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Cameron West Amanda Sayles 1035 Seymour Ave Nashville, TN 37206	Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Drive Suite 6 White House, TN 37188	083-05-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert McDaniel and Lauren McDaniel, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Cameron West, an unmarried man and Amanda Sayles, an unmarried woman as joint tenants with right of survivorship**, 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 a part of Lot No. 6, on the Plan of the Division of the land of John Hobson, deceased, of record in Minute Book L, Page 363, of the Circuit Court for said County, described as follows:

Beginning at an iron pin on the Northerly margin of Seymour Avenue, at a point 125 feet West of the Southwest corner of Lot 14 on the Map of the Subdivision of the lands of the heirs of Mrs. Sallie L. Johnson in Book 332, Page 164; thence with the Northerly margin of Seymour Avenue, Westwardly 58 feet; thence Northwardly and parallel to the Westerly line of Lot 14, 158 feet more or less to the Southerly margin of an alley; thence with said alley, Eastwardly 58 feet; thence Southwardly 158 feet more or less to the beginning.

Being the same property conveyed to Robert McDaniel and Lauren McDaniel, husband and wife by Quitclaim Deed from Diane Armistead, a married woman, dated October 26, 2020, recorded November 3, 2020, of record in Instrument No. 20201103-0128473, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Lauren McDaniel ("Principal") by Robert McDaniel pursuant to the Power of Attorney of record in Instrument Number 202212080127980, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1035 Seymour Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Property taxes for the 2022 year have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of December, 2022.

GRANTOR:

Robert McDaniel

Lauren McDaniel by Robert McDaniel as Attorney in fact

Lauren McDaniel by Robert McDaniel as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert McDaniel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of December, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert McDaniel the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Lauren McDaniel ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 7th day of December, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- **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 12-7-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12-07-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** Davidson **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM